



28 MOORFIELDS | WILLASTON | NANTWICH | CHESHIRE | CW5 6QY | OFFERS IN THE REGION OF £285,000



Elegant Two-Bedroom Period Home with Loft Conversion Potential (plans prepared) & South facing rear garden

Set behind a handsome red-brick façade, this beautifully presented two-bedroom semi detached period home offers an exceptional blend of character, practicality, and future potential. Ideally suited to first-time buyers, young families, or those looking to add value, the property also provides excellent scope to create a third bedroom within the loft space (subject to the necessary consents).

The ground floor welcomes you with an attractive entrance and a well-proportioned layout designed for modern living. A bright and spacious front reception room is complemented by a charming bay window that floods the space with natural light, while the rear of the property offers a versatile dining/living area ideal for entertaining or family life. The kitchen is thoughtfully arranged with ample storage and workspace, providing a functional yet stylish environment.

Upstairs, the first floor comprises two generous double bedrooms, both well presented and served by a contemporary family bathroom with separate shower. Each room benefits from excellent proportions and natural light, maintaining the home's sense of space and comfort throughout.

A standout feature of this property is the unconverted loft, offering superb potential to create an additional double bedroom, significantly enhancing the property and long-term value.

(PROPOSED PLANS ARE HELD AT THE OFFICE & ARE AVAILABLE FOR INTERESTED PARTIES).

Externally, the property benefits from a low-maintenance frontage with off-street parking for two vehicles, along with attractive period detailing that enhances its curb appeal.

Located within easy reach of local amenities, well-regarded schools, transport links, and green spaces, this is a rare opportunity to acquire a characterful home with immediate comfort and exciting future potential.

VIEWING IS HIGHLY RECOMMENDED





DIRECTIONS

Proceed out of Nantwich along Crewe Road and continue past the Peacock Public House. Continue ahead at the roundabout continuing onto Crewe Road. Turn right into Coppice Road and at the junction turn left into Wistaston Road. Turn right into Moorfields where the attractive property will be observed on the right hand side.

WILLASTON

Conveniently situated in a pleasant & popular residential area between the historic market town of Nantwich & the larger town of Crewe with its mainline rail service connecting with all the major business centres. The M6 Motorway is accessible at Jct.16. Local amenities include Junior School & Local Stores. A regular bus service runs between Crewe & Nantwich. SCHOOLS: Willaston Primary Academy, Derwent Close, Willaston, Nantwich, Cheshire CW5 6QQ Tel: email the office: , email the head: Also various primary schools that are located in nearby Nantwich & within easy travelling distance. There are two excellent secondary schools (both having a Sixth Form College) also located in Nantwich. Willaston is a village with approx. 1,500 households and is situated conveniently off the A500 between Nantwich & Crewe. Willaston Primary School is the only educational establishment in the village. For children of pre-school age, there is an 'Ofsted' registered playgroup in the village. There are two public houses in the centre of the village ('The Lamb' and 'The Nags Head'). Another pub, 'The Peacock', is situated to the North-West on the Crewe Road (A534).

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings.

The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-

OPEN PORCH

ENTRANCE HALL 13'0 x 3'0



LIVING ROOM 13'7 x 11'9

DINING / SITTING ROOM 12'4 x 12'4





KITCHEN 9'11 x 9'2



UTILITY ROOM 8'9 x 4'1
Larder cupboard 3'4 x 2'8

SEPARATE WC 4'9 x 2'7





GALLERIED FIRST FLOOR LANDING

Loft room accessed via wooden step ladder from the first floor.

BEDROOM ONE 15'1 x 12'0





FAMILY BATH & SHOWER ROOM 9'9" x 9'2"





BEDROOM TWO 12'4 x 9'5

LOFT ROOM (POTENTIAL BEDROOM THREE) 15'2 x 10'1

Storage 3'8 x 3'1

NOTE:- PROPOSED PLANS ARE HELD AT THE OFFICE & CAN BE MADE AVAILABLE FOR INTERESTED PARTIES.

EPC RATING: D

COUNCIL TAX BAND: C

EXTERIOR

The property is approached through beautifully maintained and thoughtfully landscaped grounds that immediately set the tone for the charm and tranquillity on offer. A generous paved pathway leads through the garden, bordered by well-stocked planting beds featuring a variety of mature shrubs, seasonal planting and ornamental features that create colour, texture and year-round interest.

The gardens are predominantly laid to lawn and framed by established hedging and mature trees, providing a high degree of privacy and a peaceful setting ideal for outdoor relaxation or entertaining. The space has been carefully designed to combine structure with natural softness, offering both open areas and more secluded corners to enjoy throughout the seasons. An EV charger is fitted at the front of the property.

A characterful brick-built outbuilding, partly cloaked in mature ivy, provides useful external storage or potential for a variety of alternative uses, subject to requirements.

Overall, the exterior offers a delightful balance of practicality and traditional country charm, creating a private and inviting outdoor environment that perfectly complements the property's character.

ATTACHED STORE / WORKSHOP 14'11 x 7'3

STORE 3'8 x 3'4

STORAGE 6'2 x 3'0

SHED 9'5 x 7'6

SUMMER HOUSE / HOME OFFICE 17'6 x 9'5

SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas central heating. **NOTE:** No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

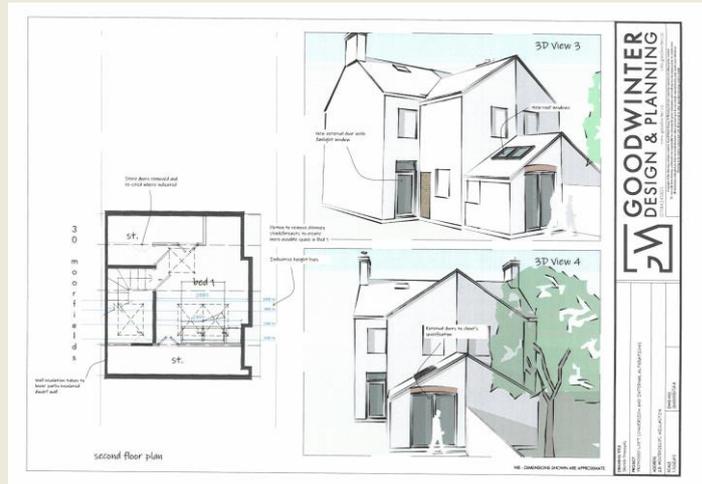
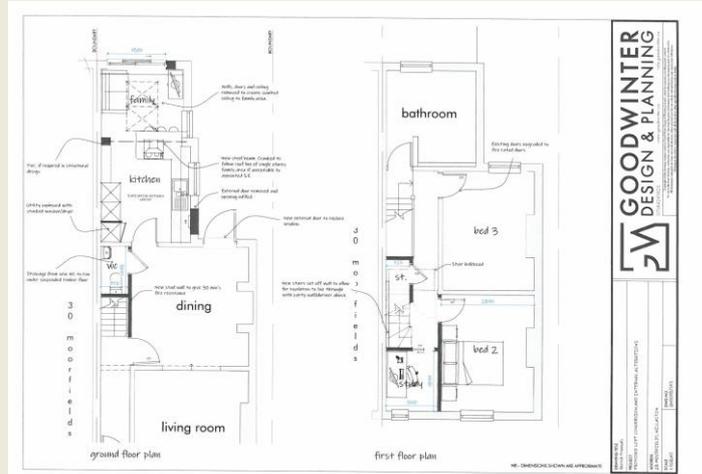
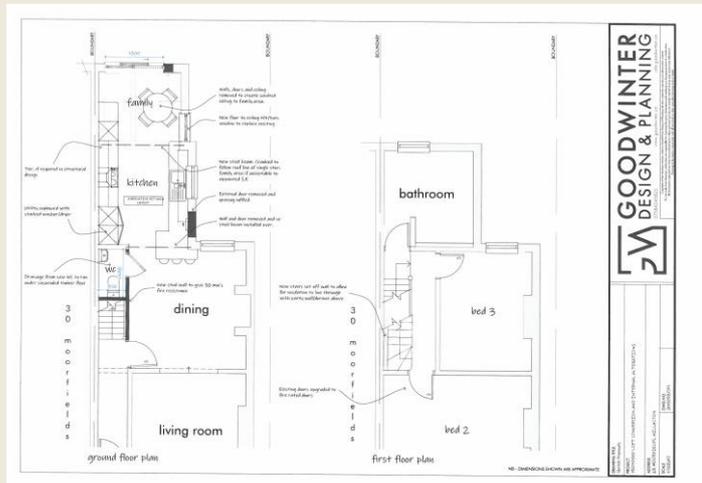
VIEWING

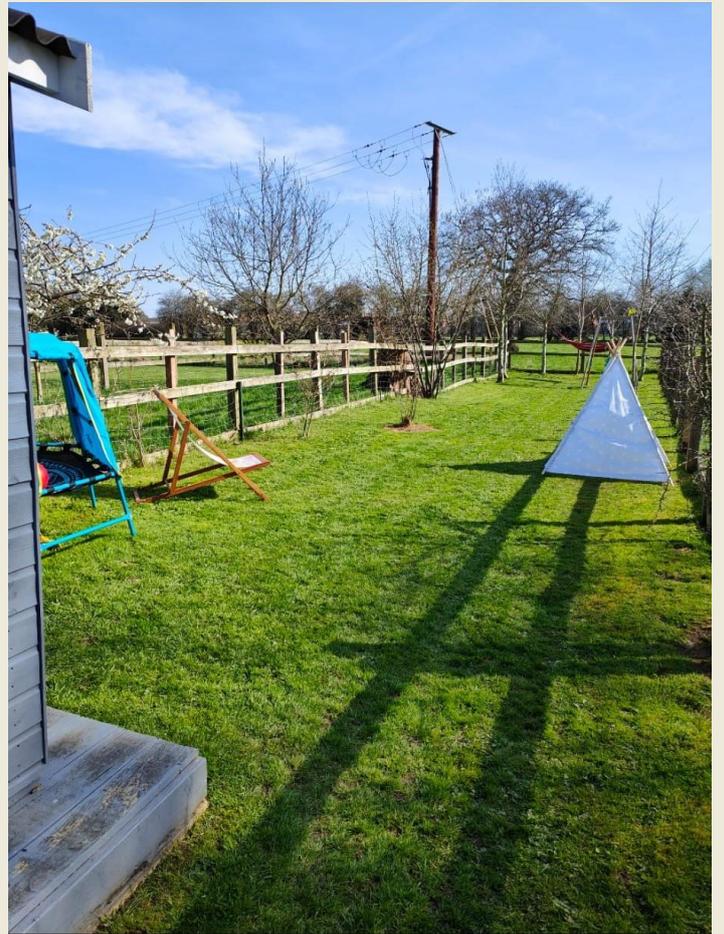
Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.



PROPOSED PLANS (1)

PROPOSED PLANS (2)







SALES PARTICULARS & PLAN/S

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Wright Marshall

Estate Agents



28 MOORFIELDS, WILLASTON, NANTWICH, CHESHIRE, CW5 6QY

All Building Parts Approximate Gross Internal Area: 145.2 m² ... 1563 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk