



139 CLONNERS FIELD | STAPELEY | CHESHIRE | CW5 7GU | £95,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

139 Clonners Field, Stapeley, Nantwich, Cheshire, CW5 7GU

An excellent One Bed First Floor Apartment ideal for first time buyers, buy to let investors & parties requiring a suitable low maintenance property. Immaculately presented, with the inclusion of several fixtures & fittings.

Briefly comprising: Residents Entrance with stairs rising to the first floor apartment. Open plan Living Dining Room with Fitted Kitchen off incorporating appliances. Bedroom & Ensuite Bathroom.

With an allocated parking space & visitor parking.

The property also has a pleasant open outlook to the front located at the end of a quiet cul de sac & is convenient for local amenities.

NO CHAIN





NANTWICH TOWN CENTRE

DIRECTIONS

Proceed from the Agent's Nantwich office & continue along Hospital Street to the mini island, bearing right past Morrisons Supermarket. At the next mini island, bear left onto Wellington Road & proceed over the level crossing. Continue for approx 0.75 of a mile to the traffic lights, just after Brine Leas Secondary School, & turn left into Hawksey Drive. Continue to the mini roundabout & turn left into Clonnersfield. Continue to the far end & the apartment is situated in the building on the left hand side, marked by our for sale board

STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent facilities within walking & driving distance.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. 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.

AGENT'S NOTE:-

The apartment is an ideal first time property. In a convenient location, and with the benefit of both an allocated parking space & visitor parking, the low maintenance property provides a unique opportunity. The property also benefits from a substantial loft space.

ITEMS INCLUDED IN THE SALE:-

KITCHEN: 'Hotpoint':- integrated washer/dryer, full size dishwasher, oven/grill, hob, extractor hood, steel storage shelf.
LIVING ROOM: Office workstation/TV unit, 3 drawer chest, 2 seater cream leather sofa, coffee table .
BEDROOM: 2 Drawer chest, window blind,
BATHROOM: Wall cabinet, towel storage wall rail, glass shelving.

Carpets, curtains, light fittings, smoke detectors (mains), carbon monoxide detector (battery) wall mounted dress mirror in bedroom.



LIVING DINING ROOM

THE ACCOMMODATION:-

With approximate dimensions, comprises;

RESIDENTS ENTRANCE HALL

Steel casement entrance door with intercom system. Numbered post boxes.

Stairs with fixed hand rail rising to the first floor with lighting & smoke detectors.

LIVING DINING ROOM

13' 9" max x 10' 7" (4.19m x 3.23m) A pleasant open place space with ceiling light point, ceiling coving, uPVC double glazed window to rear, radiator, TV & telephone points, wall mounted fold out table. Wall mounted intercom system.

Open to the Kitchen & door to the Bedroom.





KITCHEN

5' 7" x 9' 2" (1.7m x 2.79m)

Fitted with an attractive range of light coloured wall, base & drawers unit with black granite effect work surfaces.

Inset stainless steel sink unit with mixer tap.

Recessed ceiling spot lights, part tiled walls, tile effect floor.

'Hotpoint' appliances include: integrated washer/dryer, full size dishwasher, oven/grill, hob, extractor hood.

Steel storage shelf. Space for tall fridge freezer.

BEDROOM

10' 0" x 9' 5" (3.05m x 2.87m) A well appointed room with ceiling light point, uPVC double glazed window to rear, radiator, central heating thermostat, built in wardrobe with clothing rail and shelving, TV point. Door to Ensuite Bathroom.

ENSUITE BATHROOM

5' 5" x 6' 10" (1.65m x 2.08m)

Panel bath with glass screen & mains shower, part tiled walls, low level WC, pedestal wash hand basin, recessed ceiling spotlights, shaver point, radiator, tile effect floor, extractor fan.

EXTERIOR

The property stands in a pleasant position with an open outlook to the front.

Allocated parking space (No 23) & 3 visitor spaces within the apartment boundary.

EPC RATING: C

COUNCIL TAX BAND: A





BEDROOM





SERVICES

All mains water, gas, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas central heating (The gas combination boiler has been serviced annually).

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

Leasehold with vacant possession upon completion. (Term: 999 years from October 2005 - 985 years left).

Ground rent and Service Fee costs available on request

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.

SALES PARTICULARS & PLANS

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.

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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.

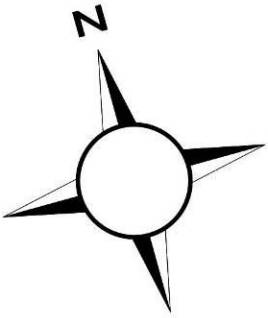
WATTS

We can help you fund your new purchase with independent mortgage advice. Expertise with a local perspective.

** Contact one of our sales team today at our Nantwich Office to discuss further & quote: WM2019 when contacting us **

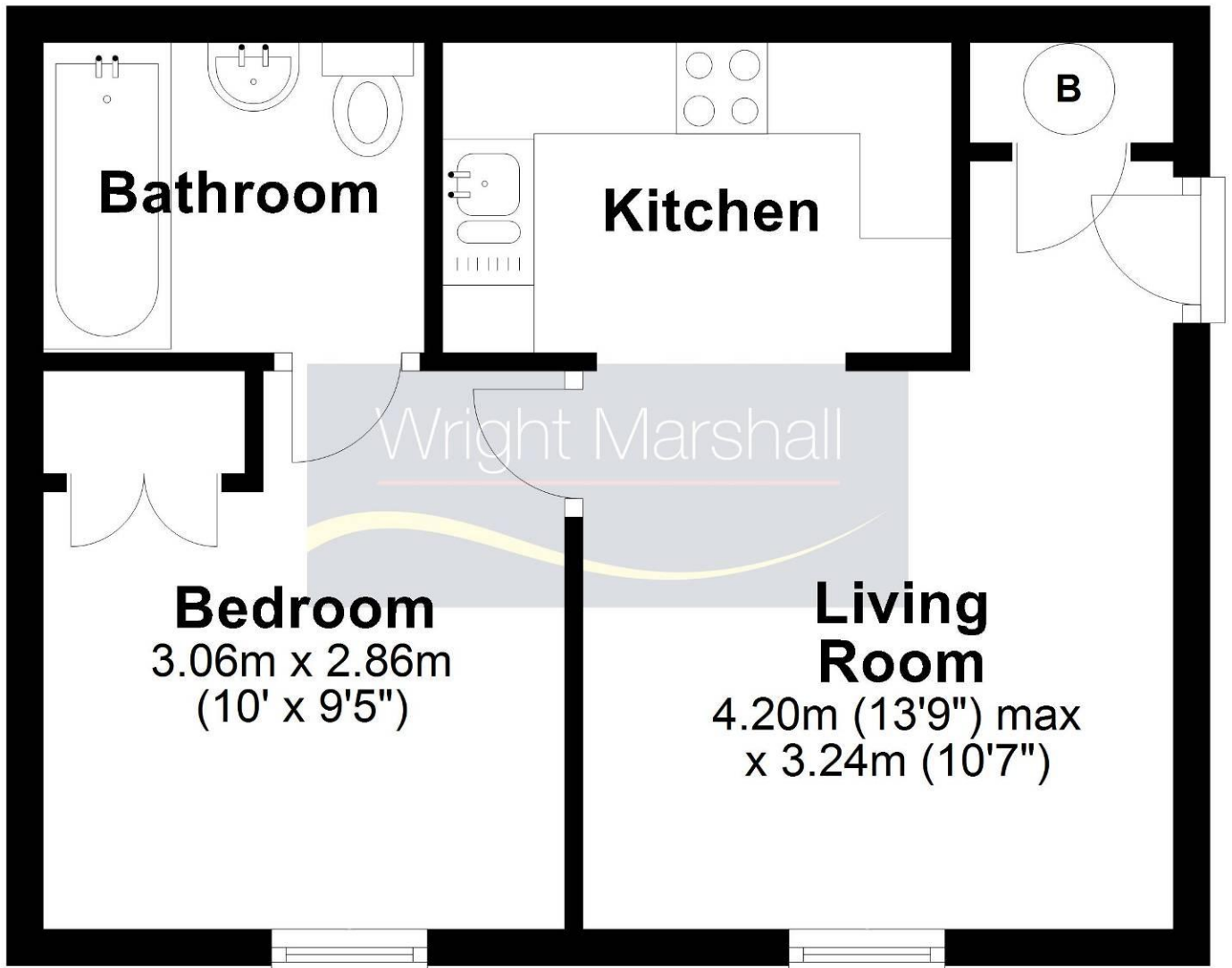
For whole of market, independent mortgage advice with access to thousands of deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





Floor Plan

Approx. 30.1 sq. metres (323.8 sq. feet)





Wright Marshall
Estate Agents

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