



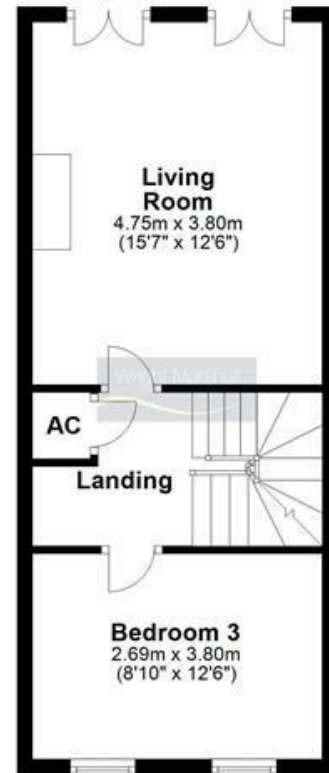
Wright Marshall  
Estate Agents

31 CHADWICKE CLOSE, STAPELEY, NANTWICH  
CW5 7NF

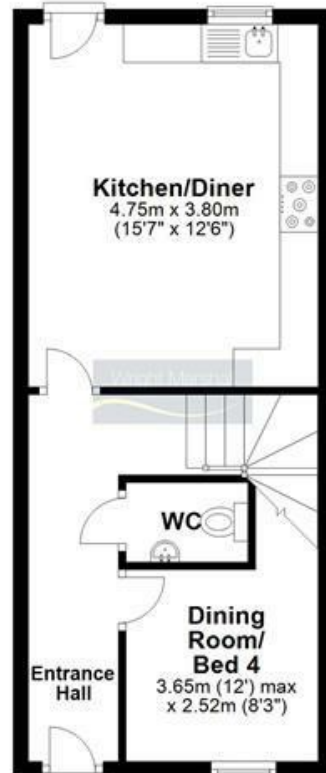
GUIDE PRICE £225,000



**First Floor**  
Approx. 36.7 sq. metres (394.7 sq. feet)



**Ground Floor**  
Approx. 36.7 sq. metres (394.6 sq. feet)



**Second Floor**  
Approx. 36.8 sq. metres (395.8 sq. feet)



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.



rightmove

Zoopa.co.uk

56 High Street, Nantwich, Cheshire, CW5 5BB  
T. 01270 625410 | | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

An outstanding refurbished & beautifully appointed Three/Four Bedroom, Two Bathroom Semi Detached House with versatile accommodation over three floors. With a single garage, driveway & lawned gardens, the property is also in excellent primary and secondary school catchments.

## DESCRIPTION

An extremely well appointed Three/Four Bedroom, Two Bathroom Semi Detached Three Storey House occupying a most desirable 'woodland' location within the popular development being within close proximity & catchments of super primary & secondary schools.

Having been extensively enhanced by the present owners, the property briefly comprises; Entrance Hall, Cloaks/WC, Stunning Kitchen Diner, Dining Room/Bedroom Four. First Floor Landing, Living Rom with French doors & 2 'Juliet' balconies, Bedroom Three. Second Floor Landing, Master Bedroom One with fitted wardrobes & enlarged 'boutique hotel' style Ensuite Shower Room, Bedroom Two, Family Bathroom. Single Garage & Tarmacadam Tandem Driveway. UPVC Double glazing & Gas Central Heating.

## STAPELEY LOCATION & SCHOOLS

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 schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good).

(Other excellent schools are also located within the town).

## 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 property is an ideal family home given the catchment for the local schools, however it is also ideal for professionals & purchasers looking for a lock up & leave property. Featuring a leafy woodland style outlook, the property enjoys a more private location within the attractive & well established development.

## THE ACCOMMODATION:-

With approximate dimensions, comprises;

## ENTRANCE HALL

(19'9" length). Traditional-style steel casement Georgian-style entrance door. Courtesy light.

2 ceiling light points, coving, smoke detector, radiator, attractive wood effect floor.

## CLOAKS / WC

Remodelled & fitted with a contemporary low level WC, wash hand basin, attractive tiling, ceiling light point, chrome ladder radiator.

## KITCHEN DINER

A beautifully remodelled space with chic cream coloured wall, base & drawer units to two elevations with solid wood worksurfaces & inset 1.5 bowl stainless steel single drainer sink unit & mixer tap.

INTEGRATED APPLIANCES: Dishwasher, fridge/freezer. Space for range style cooker with extractor hood over (existing cooker is available by separate negotiation), space for washing machine.

uPVC double glazed window to rear & door leading to the garden, TV aerial & telephone points, recessed ceiling spotlights, radiator, part tiled walls, attractive flooring. Extensive space for dining table & chairs being an ideal entertaining kitchen/diner.

## DINING ROOM / BEDROOM FOUR

Ceiling light point, coving, radiator, uPVC double glazed window to front elevation with superb leafy aspect over the highly attractive designated conservation area, TV aerial & telephone points.

Currently used as a Playroom, the space is particularly versatile.

## FIRST FLOOR LANDING

Radiator, smoke detector, ceiling light point, stairs rising to second floor.

## LIVING ROOM

An excellent size room with the advantage of having 2 sets of uPVC double glazed French doors to the rear with 'Juliet' balconies.

Radiator, TV aerial & telephone points, ceiling light point, coving, attractive feature fire surround with marble effect back & hearth housing coal effect gas fire, attractive wood effect flooring.

## BEDROOM THREE

2 uPVC double glazed windows to the front, ceiling light point, radiator.

## SECOND FLOOR LANDING

Smoke detector, ceiling light point.

## MASTER BEDROOM ONE

A pleasant room with 2 uPVC double glazed windows to rear with an attractive garden outlook, radiator, TV aerial & telephone points, ceiling light point, fitted wardrobes. Door to the Ensuite Shower Room.

## ENSUITE SHOWER ROOM

Superbly enlarged by the present owners & beautifully presented in a 'boutique hotel' style.

Fitted with a low level WC, pedestal wash hand basin, large walk in shower cubicle with mains over size rainfall style shower head over & stunning textures tile wall, radiator, recessed ceiling lighting, complimentary tiling to walls & floor.

## BEDROOM TWO

2 uPVC double glazed windows to front overlooking the leafy conservation area, radiator, ceiling light point, TV point.

## FAMILY BATHROOM

An attractive modern three piece suite comprising: panel bath with shower over, low level WC, pedestal wash hand basin, radiator, complimentary tiling to walls & floor, ceiling light point/fan.

## EXTERIOR

The property features a small garden frontage with paved pathway to the front entrance.

The rear garden is an ideal space for anyone with children & pets, being fully enclosed by attractively painted close boarded fencing. Lawned garden with paved pathway, patio & rear pedestrian gate.

Single garage a short distance away from the property, to the rear, with Tarmacadam tandem driveway providing off road parking.

## SINGLE GARAGE

Up & over door. Double socket and light.

## EPC RATING: C

## COUNCIL TAX BAND: D

## SERVICES

All mains water, electricity, gas & drainage services are either 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

Presumed 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.

## 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 required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

## 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.

## 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.