



60 FLOWERSCROFT | STAPELEY | NANTWICH | CHESHIRE | CW5 7GN | OIRO £229,000



60 Flowerscroft

Stapeley, Nantwich, Cheshire, CW5 7GN

An incredibly appealing Three Bedroom Semi Detached House of considerable appeal, within a pleasant position, within walking distance of the town centre & in excellent school catchments. Briefly comprising; Entrance Hall, Living Room, Kitchen Diner, Conservatory.

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Single Garage & driveway providing parking for 2 vehicles.

Good size pleasant lawned rear garden with attractive trees.

Gas central heating & double glazing.

NO CHAIN





DIRECTIONS

From the Agent's Nantwich office, proceed down Hospital Street. At the mini roundabout, turn right, passing Morrisons Supermarket. At the next roundabout, turn left into Wellington Road / Audlem Road (A529), proceed over the level crossing. At the traffic lights in front of Brine Leas Secondary School, turn left (Peter Destaplegh Way). Take the 3rd left turn into Pear Tree Field & take the 2nd left turn into Clonnersfield. Turn second right into Flowerscroft & the property will be observed on the left hand side.

STAPELEY & 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 1 hr 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:-

With approximate dimensions, comprises;

ENTRANCE HALL

Contemporary entrance door with 2 glazed panels. Ceiling light point, radiator, wood effect floor, telephone point. Stairs rising to the first floor. Door to the Living Room.



LIVING ROOM

14' 10" max into bay x 12' 2" max (4.52m x 3.71m) An attractive light room with ceiling light point, radiator, TV point & aerial point, under stairs cupboard, gas coal effect fire with marble insert & hearth and attractive surround, wood effect floor, double glazed box bay window to the front. Door to the Kitchen Diner.

KITCHEN DINER

15' 2" x 9' 8" (4.62m x 2.95m) Naturally light & spacious, with the kitchen being well equipped and featuring cream coloured wall, base & drawer units to three elevations. Roll top laminate work surface with inset 1.5 bowl stainless steel sink unit & mixer tap. Window to the Conservatory.

2 Ceiling light points, under unit lighting, wood effect floor.

Integrated 4 burner gas hob with extractor over, 'Indesit' electric oven, integrated dishwasher, space and plumbing for washing machine, space for tall fridge freezer, part tiled walls.

UPVC Double glazed doors to the Conservatory.







FIRST FLOOR LANDING

Ceiling light point, loft access, smoke detector, built in cupboard housing 'Vaillant' gas central heating boiler & shelf.

BEDROOM TWO

9' 6" x 8' 3" (2.9m x 2.51m) Ceiling light point, radiator, window to rear with pleasant aspect over the garden, TV point, built in wardrobe.



BEDROOM THREE

7' 5" x 6' 9" (2.26m x 2.06m) Ceiling light point, radiator, double glazed window to the front, telephone point.



BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m) 'P' Shaped bath with glass shower screen with double mixer tap & mains shower over with overhead rainfall shower head and separate hand head attachment, glazed shower screen. Low level WC, pedestal wash hand basin, ceiling light point, window to the rear, shaver point, chrome ladder radiator, tile floor.

BEDROOM ONE

10' 7" x 8' 3" (3.23m x 2.51m) Ceiling light point, radiator, window to the front with pleasant aspect over the close, TV point & aerial point, built in wardrobe with sliding mirror doors.





The property stands amidst a highly attractive & popular street and benefits from off road parking for 2 vehicles to the front, plus there is an attached single garage to the side. Lawned frontage, side gated access & pathway leading to the excellent size lawned rear garden featuring specimen trees.



EPC RATING: D

COUNCIL TAX BAND: C

All mains gas, water, electricity & drainage services are connected (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.

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.



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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.

FINANCIAL ADVICE

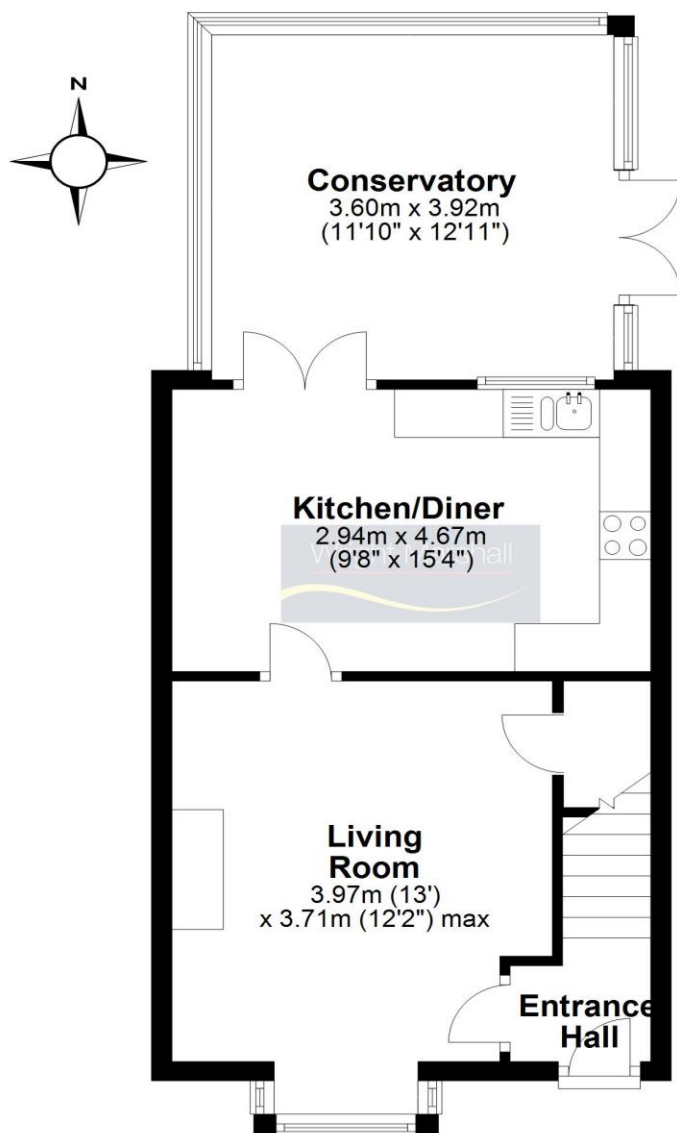
We can help you fund your new purchase with mortgage advice!

** 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.

Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)

