



40 THALIA AVENUE | STAPELEY | NANTWICH | CHESHIRE | CW5 7RZ | OIRO £289,950



# 40 Thalia Avenue, Stapeley, Nantwich, Cheshire, CW5 7RZ

A stylish and well presented three bedroom, three bathroom semi detached house boasting spacious accommodation over three floors.

Standing in excellent school catchments, convenient for the town centre and ideal for road and rail networks making it ideal for commuting.

Briefly comprising; Entrance Hall, Cloaks/WC, Kitchen Dining Family Room, Integral Single Garage. First Floor Landing, Living Room, Bedroom Two, Shower Room. Second Floor Landing, Master Bedroom One, Ensuite Shower Room, Bedroom Three, Bathroom.

Driveway to the front and garden frontage.

Delightful beautifully landscaped enclosed rear garden with summer house/office.

UPVC double glazing and gas central heating.

**NO CHAIN**

**VIEWING STRONGLY RECOMMENDED**





#### DIRECTIONS

Proceed from the agents Nantwich Office along Hospital Street and continue ahead at the mini roundabout. At the 'Churches Mansion' roundabout take the last exit onto London Road. Continue over the level crossing and at the traffic lights turn right (A51). At the second set of lights turn left continuing on the A51, take the first right turn into Winterberry Way and turn left into Buttonbush Drive. Turn right into Thalia Avenue and continue following the the road to the far end of the development where the property will be offered on the right 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 TOWN

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.



#### THE ACCOMMODATION:-

With approximate dimensions, comprises;



#### ENTRANCE HALL.

Six panel entrance door with courtesy light. 2 Ceiling light points, smoke detector, radiator, highly attractive flooring, built in store/cloaks cupboard with electricity fuse box & power points (for Hoover charging etc).

Stairs rising to the first floor with under stairs cupboard. Door to the Integral Single Garage.

#### CLOAKS / WC (2'10" x 5'10")

Low level WC, radiator, 'Sottini' pedestal wash hand basin with mixer tap & tile splash back with wall mounted mirror over, ceiling light point, extractor fan, continuation of the flooring.





#### KITCHEN DINING FAMILY ROOM (15'6" x 14'6")

Superbly appointed, light & spacious, there are highly attractive white coloured glass wall, base & drawer units with dark wood grain effect work surfaces & inset stainless steel single drainer sink unit and mixer tap. 2 Ceiling light points, 2 roof lights, radiator, TV & telephone points, continuation of the highly attractive flooring. UPVC Double glazed French doors to the rear garden with side panes & opening lights to the rear garden.

Integrated appliances include: Eye level electric 'Electrolux' double oven/grill, six burner gas hob with chimney style extractor over & glass splash back, 'Electrolux' dishwasher, 'Electrolux' fridge freezer. Cupboard housing wall mounted 'Ideal' gas central heating boiler. Ample space for table & chairs etc.





#### INTEGRAL SINGLE GARAGE (8'9" x 19'1")

Up & over door, power & light, wood grain effect roll top laminate work surfaces & upstand with cupboards beneath. Wall mounted cupboards, space beneath for tumble dryer/fridge etc & integrated washing machine.

#### FIRST FLOOR LANDING

Ceiling light point, smoke detector radiator, power points. Stairs rising to the first floor.

#### LIVING ROOM (15'6" x 12'8")

Spacious & light with ceiling light point, 2 uPVC double glazed windows, 2 radiators, TV, radio & satellite points.

#### SHOWER ROOM (7'8" x 4'8")

Large walk in shower double shower (fully tiled where visible) with mains shower, low level WC, 'Sottini' pedestal wash hand basin with mixer tap, part tiled walls, ladder radiator/towel rail, attractive flooring, ceiling light point, extractor fan, wall mounted mirror.



#### BEDROOM THREE (15'6" x 10'9")

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





#### SECOND FLOOR LANDING

Ceiling light point, smoke detector, cupboard housing water system & separate bulk head storage cupboard.

#### MASTER BEDROOM ONE (15'6" x 11'0")

Ceiling light point, TV point, radiator, 2 roof lights, free standing wardrobe. Door to the Ensuite.

#### ENSUITE SHOWER ROOM (5'7" x 5'9")

Walk in double shower cubicle with mains shower, low level WC, 'Sottini' pedestal wash hand basin, ceiling light point, extractor fan, shower point, uPVC double glazed window to the side, part tiled walls, ladder radiator/towel rail, attractive flooring, wall mounted mirror.





#### BEDROOM TWO (8'9" x 13'9")

Ceiling light point, loft access, radiator, uPVC double glazed window to the front elevation, free standing wardrobe.



#### BATHROOM (6'6" x 7'4")

Panel bath with 'mixer tap, low level WC, 'Sottini' pedestal wash hand basin with mixer tap, wall mounted mirror, ceiling light point, extractor fan, roof light, ladder radiator/towel rail, part tiled walls, attractive flooring.

#### EXTERIOR

The property features a tarmac driveway to the front with gravelled area & paved pathway to the front entrance. Timber gate to side. The rear garden is fully fenced & features both a lawn & paved patio. Cold water tap. Climbing Clematis.

EPC RATING: B

COUNCIL TAX BAND: D

#### SERVICES

All mains water, gas, electricity & drainage 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.

#### 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 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](mailto: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.



# THE HINTON II

THREE BEDROOM HOME

## Key

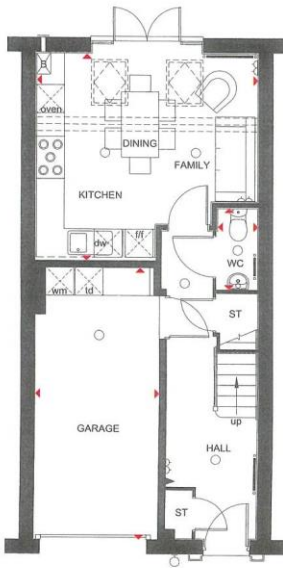
- Light fitting
- ⏏ Electric socket
- ◀ Telephone outlet point

- ▣ Media plate
- Radiator
- Towel radiator

- B Boiler
- ST Store
- CYL Cylinder

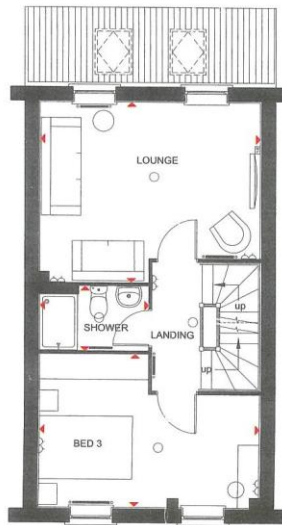
- f/f Fridge/freezer space
- wm Washing machine space
- dw Dishwasher space

- td Tumble dryer space
- ↔ Dimension location



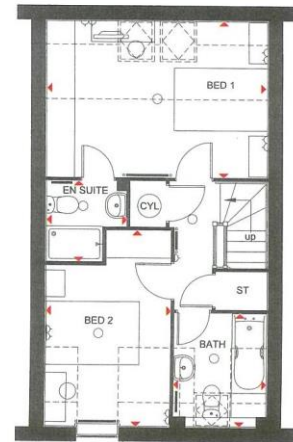
### Ground Floor

Kitchen/Dining/Family	4733 x 4425 mm	15'6" x 14'6"
WC	875 x 1788 mm	2'10" x 5'10"
Garage	2660 x 5816 mm	8'9" x 19'1"



### First Floor

Lounge	4733 x 3853 mm	15'6" x 12'8"
Bed 3	4733 x 3299 mm	15'6" x 10'9"
Shower	2336 x 1400 mm	7'8" x 4'8"



### Second Floor

Bed 1	4733 x 3362 mm	15'6" x 11'0"
En suite	1726 x 1751 mm	5'7" x 5'9"
Bed 2	2678 x 4199 mm	8'9" x 13'9"
Bath	1992 x 2231 mm	6'6" x 7'4"