



74 TALBOT WAY | STAPELEY | NANTWICH | CHESHIRE | CW5 7RQ | OIRO £269,500



74 Talbot Way, Stapeley, Nantwich, Cheshire, CW5 7RQ

Boasting fantastic contemporary interiors, refitted chic & contemporary Kitchen Diner opening to a spacious Living Room and flexible rooms wonderfully presented over three floors.

The modern accommodation briefly comprises; Entrance Hall, Shower Room/WC, Bedroom Four, Integral Single Garage, Utility Room. First Floor Landing, fabulous Kitchen Dining Living Room with dual aspect 7 island unit. Second Floor Landing, Master Bedroom One with Ensuite, Bedroom Two, Bedroom Three & Bathroom.

Block paved double width driveway to the front. Highly attractive recently landscaped Indian stone paved rear garden with simulated lawned area. Rear timber pedestrian gate.

UPVC D.G. & Gas C.H.

VIEWING QUITE SIMPLY IS A MUST!





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout. Turn right passing Morrisons supermarket and at the roundabout turn left into Wellington Road continue over the level crossing at the railway station. Continue into Audlem Road to the traffic lights by Brine Leas Academy & turn left into Peter De Staplegh Way. Turn left into Hawksey Drive & take the first right turn into Talbot Way and follow the road around, where No 74 will be observed 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;

RECEPTION HALL

Attractive painted part glazed entrance door. UPVC double glazed window to the front. Stairs rising to the first floor. Ceiling light point. Smoke detector. Ceiling coving. Wood effect floor.

SHOWER ROOM / WC

Walk in shower. WC. Wash hand basin. Ceiling light point. Radiator.

BEDROOM FOUR (7'10" x 11'10")

The room offers excellent flexible space and would also make an ideal home office, gym, playroom etc. Ceiling light point. Radiator. UPVC double glazed window.





UTILITY ROOM (7'10" x 5'3")

Ceiling light point. Part tiled walls. Base cupboards with rolled topped laminated work surface over. Stainless steel single drainer sink unit with mixer tap. Space and plumbing for washing machine. Panel glazed rear door. Wall mounted gas central heating boiler. Tiled floor.



INTEGRAL SINGLE GARAGE (17'1" x 7'10")

Up and over door to the front. Internal door to the hallway. Power and light. Door to the utility room.

FIRST FLOOR LANDING

Ceiling light point. Double glazed window to the front.

'L' SHAPED KITCHEN DINING LIVING ROOM

KITCHEN DINER (17'5 x 10'6)

Exceptionally well presented with a great atmosphere the present owner has created a superb sociable and chic space impeccably designed with a wonderful island with gas hob, eye level electric double oven and microwave oven. Fridge freezer. Ceiling light point and recessed ceiling spotlights. UPVC double glazed window to the rear. UPVC double glazed French doors opening to Juliet balcony with side panes. Base board ambient lighting. Radiator. Light coloured wood effect flooring. Wood effect work surfaces with inset sink unit and mixer tap. Integrated dishwasher. Space for table and chairs/sofa etc.





LIVING ROOM (11'10" x 10'10")

A fabulous well appointed and comfortable space. Ceiling light point. UPVC double glazed window to the front. Radiator. Ceiling coving. TV aerial (wall mounted). Opening to the beautiful kitchen dining room.





SECOND FLOOR LANDING

Ceiling light point. UPVC double glazed window to the front.

MASTER BEDROOM ONE (9'6" x 10'6")

Ceiling light point. Ceiling coving. Radiator. UPVC double glazed window. TV point. Door to the ensuite shower room.



ENSUITE SHOWER ROOM

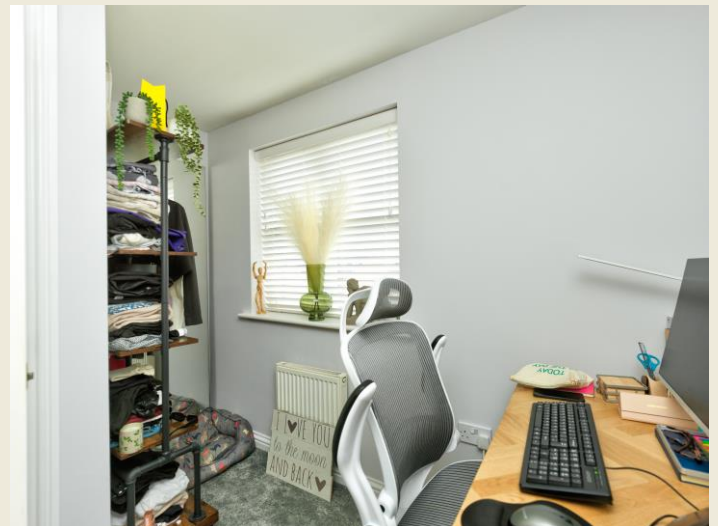
Shower cubicle. Ceiling light point. Radiator. Low level WC. Wash hand basin.

BEDROOM TWO (10'2" x 7'10")

Ceiling light point. Radiator.

BEDROOM THREE (6'11" x 9'2")

Ceiling light point. Radiator.





FAMILY BATHROOM

Panelled bath with mixer taps and shower attachment. UPVC double glazed window. Pedestal wash hand basin. Low level WC. Radiator. Ceiling light point. Tiled floor. Part tiled walls.



EXTERIOR

Brick paved double width driveway to the front providing excellent off road parking. The rear garden on two levels has been landscaped recently and to great effect having low maintenance in mind. Beautiful Indian stone surrounds a simulated lawn area with edging details. There is plenty of space to relax and entertain. Space for bin store. Rear gate for bin access. Courtesy lighting.

EPC RATING: C

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 (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 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

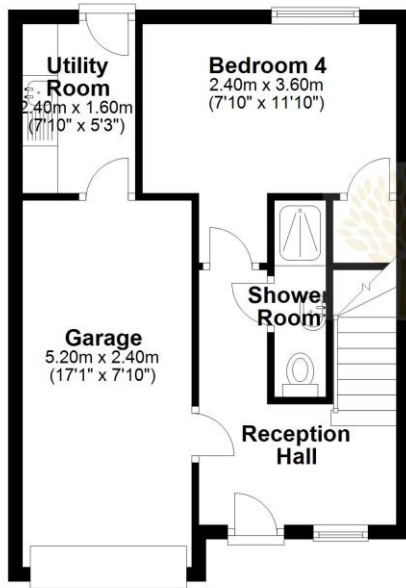
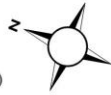
We can help you fund your new purchase with mortgage advice!

** 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.

Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



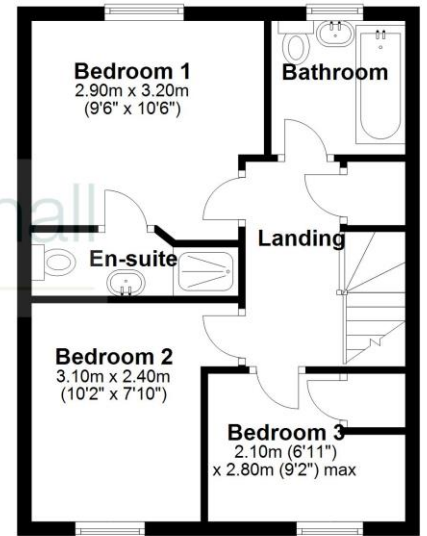
First Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Second Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

74 Talbot Way

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

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

wrightmarshall.co.uk