



2 SNOW CREST PLACE | STAPELEY | NANTWICH | CHESHIRE | CW5 7SZ | OIRO £315,000



An attractive Three Bedroom, Three Bathroom Semi Detached House, extremely well presented and boasting excellent family size accommodation over three floors.

Situated on the popular Stapeley development and close to the town, local schools & excellent transport links, the property occupies a superb position in a quieter locality within the recently completed development built by 'David Wilson' affording superb far reaching views from the first floor balcony.

The property is tastefully decorated throughout & briefly comprises; Entrance Hall with door to the Utility Room (created from the integral single garage), Cloaks WC, Kitchen Dining Family Room. First Floor: Landing, spacious & naturally light Living Room with French doors opening to the balcony with fantastic view over the rear garden beyond, Shower Room, Bedroom Two. Second Floor Landing, Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Three, and Family Bathroom.

The property benefits from the remaining integral garage area ideal for storage & double width Tarmacadam driveway with attractive border detail. Timber gate to side providing access to the secure rear garden. Laid to lawn there is also a good size patio/entertaining space and planted borders including a specimen yellow Rose. UPVC Double Glazing & Gas Central Heating.

VIEWING IS STRONGLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office & continue along Hospital Street to the mini island, bearing right, past Morrisons Supermarket. At the roundabout, bear left onto Wellington Road & proceed over the level crossing. Continue for 0.75 of a mile to the traffic lights, just after Brine Leas Secondary School, turn left into Peter De Stapleigh Way & continue to the second set of traffic lights at the crossroads. Turn right into London Road (A51) and turn right into the development (Winterberry Way). Take the left turn into Buttonbush Drive & turn right into Thalia Avenue. Bear left into Snow Crest Place where the property will be observed by the corner on the right hand side.

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 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).

NEARBY 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





CLOAKS WC

UTILITY ROOM





KITCHEN DINING FAMILY ROOM





FIRST FLOOR LANDING

LIVING ROOM



BALCONY ACCESSED VIA LIVING ROOM





SHOWER ROOM



BEDROOM TWO





SECOND FLOOR LANDING

BATHROOM



MASTER BEDROOM ONE

ENSUITE SHOWER ROOM





BEDROOM THREE



EXTERIOR

The property benefits from the remaining integral garage area ideal for storage & double width Tarmac driveway with attractive border detail. Timber gate to side providing access to the secure rear garden. Laid to lawn there is also a good size patio/entertaining space and planted borders including a specimen yellow Rose.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains water, electricity, gas & 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

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 & 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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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.

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.

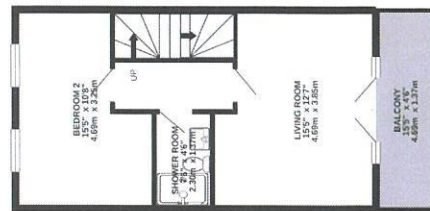




GROUND FLOOR
487 sq ft (45.1 sq m) approx.



1ST FLOOR
427 sq ft (39.5 sq m) approx.



2ND FLOOR
427 sq ft (39.5 sq m) approx.



TOTAL FLOOR AREA: 1341 sq ft (124.1 sq m) approx.
 These measurements have been made to the best of our knowledge and are for information only. They are not intended to be used for legal purposes. The actual measurements may vary slightly from those shown on the drawings. The floor area shown on the drawings is for information only and is not intended to be used for legal purposes. The actual measurements may vary slightly from those shown on the drawings. The floor area shown on the drawings is for information only and is not intended to be used for legal purposes. The actual measurements may vary slightly from those shown on the drawings.