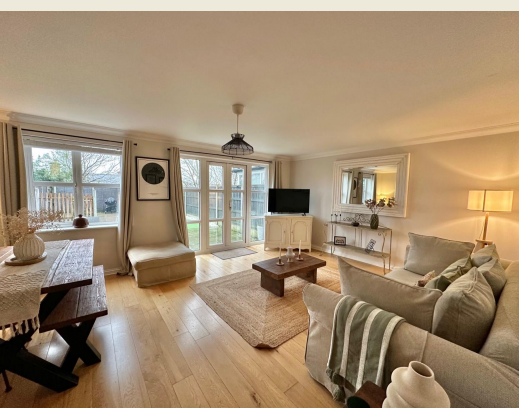




8 ST. CLEMENTS COURT | CHORLTON LANE | WESTON | CHESHIRE | CW2 5NS | OIRO £315,000





A delightfully presented deceptive three bedroom, two bathroom mews house located in the charming area of Weston. This modern property, built in 2005, offers a generous living space making it an ideal family home or a perfect retreat for those seeking comfort and style. The chic interiors emphasise light & space being perfect for relaxation and entertaining. The interiors are impeccably maintained, showcasing a blend of contemporary design and practical living. The house features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. Additionally, there are two bathrooms, providing convenience and privacy for all (the family bathroom has been renovated in recent months).

One of the standout features of this property is the low-maintenance rear enclosed garden, which is perfect for pets and outdoor enjoyment without the hassle of extensive upkeep. The garden offers a tranquil space to unwind, making it an excellent spot for summer barbecues or simply enjoying a quiet afternoon.

For those with vehicles, the property boasts parking for up to four vehicles, including three designated spaces plus single garage. The electric entrance gates add an extra layer of security and convenience, ensuring peace of mind for you and your family. St. Clements Court is not just a house; it is a home that combines modern living with practical amenities in a desirable location. With its spacious interiors and thoughtful design, this property is sure to impress. Do not miss the opportunity to make this wonderful house your new home.

Gas C.H. & UPVC D.G

(NOTE: The vendor is presently in the process of purchasing the lease to the property which will create a FREEHOLD purchase).

**VIEWING IS HIGHLY RECOMMENDED**







#### DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed through Shavington to the village of Hough. Beyond the 40 mph zone turn right into Chorlton Lane. Follow the land & the entrance to the development will be observed on the left hand side.

#### WESTON

Weston is a popular village with historic pub & range of residential homes. Easy access for commuters is on hand particularly for the M6, A500 & mainline railway station linking Crewe to London Euston. It is also home to Wychwood Park which an exclusive community integrating a fine range of new homes with numerous leisure & business facilities. Within Wychwood Park, there is an impressive golf course, club house & a hotel with conference facilities. Access to various footpaths & walks around the development are available.

#### 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







LIVING DINING ROOM







KITCHEN DINER







FIRST FLOOR LANDING

BEDROOM THREE







MASTER BEDROOM ONE

ENSUITE SHOWER ROOM







FAMILY BATHROOM

BEDROOM TWO

#### EXTERIOR

There is a pleasant approach to the small semi rural development via double opening electric gates, this leads to the courtyard & properties. No 8 features a brick paved double width driveway to the front of the property making parking very easy whilst a short distance away there is a single garage and brick paved driveway to the front providing an additional parking space. The rear garden offers a safe & secure space ideal for pets & children. A spacious paved entertaining patio leads to a simulated lawn with further paved area beyond (space for shed, greenhouse etc if required).

SINGLE GARAGE Up & over door.

EPC RATING: C

COUNCIL TAX BAND: D

#### SERVICES & CHARGES

All mains gas, water, electricity & drainage services are 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. Annual ground rent £150 & annual service charge £300 (per annum).

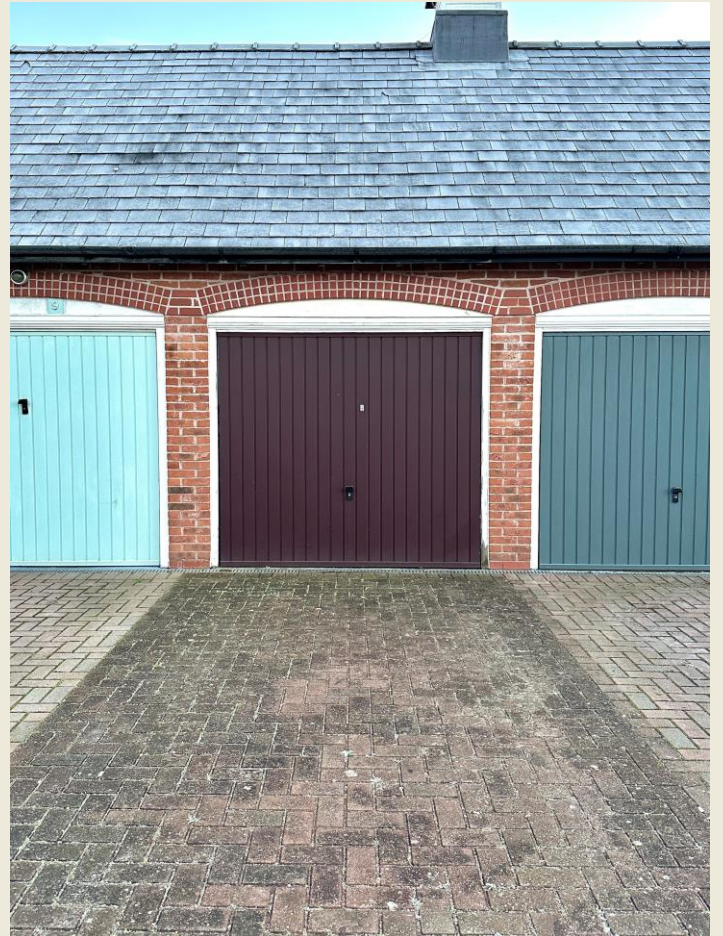
#### TENURE

Leasehold with vacant possession. 999 years commencing 2005. David McLean Homes Ltd (Homeground). The managing agents are Chorlton Hall Court Management Company Ltd.

(PLEASE NOTE: The vendor is presently in the process of purchasing the lease to the property which will make it a FREEHOLD purchase).











#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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](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.



