



**CHESHIRE
LAMONT**

3 Deane Court, Stapeley, Nantwich CW5 7JG

A delightfully presented mid row three storey townhouse situated in a tranquil cul-de-sac location close to highly regarded junior and senior schooling and to Nantwich town centre providing well-appointed accommodation arrayed over three floors with driveway, garage and rear garden. Reception hall, dining kitchen and cloakroom. First floor lounge and master bedroom with en-suite shower room. Two second floor bedrooms and family bathroom.

- A delightful and superbly situated three storey townhouse
- Standing in a small select courtyard position off Old London Road nearby to Nantwich
- Well-presented for immediate occupation
- South West facing enclosed and lawned rear gardens with patio area
- Attractive fully appointed living family dining kitchen and cloakroom
- First floor lounge, master bedroom and ensuite
- Two further second floor bedrooms and bathroom
- Driveway and integral single garage
- Viewing recommended

Agents Remarks

This superb three storey townhouse is delightfully appointed and located in a small tranquil cul-de-sac nearby to facilities for day-to-day requirements and nearby to Pear Tree, Broad Lane, Weaver and St Anne's Primary Schools and also Brine Leas Secondary School. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16, Crewe mainline Railway Station and the forthcoming HS2 northern hub. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town, including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.



Property Details

A paved pathway leads to a covered canopy porch with courtesy light which allows access to a double glazed panel door leading to:

Reception Hall

With porcelain tiled flooring, radiator, wooden spindle staircase ascending to first floor, alarm panel and wooden panelled door leads to:

Cloakroom

With WC, wall-mounted wash basin with tiled splashback, uPVC double glazed privacy window to front elevation, radiator and porcelain tiled flooring.

Dining Kitchen 14' 4" max x 15' 1" (4.38m max x 4.60m)

With a range of base and wall-mounted units, Samsung electric oven with four-ring gas hob and extractor above, integrated fridge and freezer, space and plumbing for washing machine and dishwasher, space for family dining table, understairs storage cupboard, Worcester Bosch boiler, ceramic double bowl sink with pull-out hose mixer tap and uPVC double glazed French doors to rear garden patio.

First Floor Landing

With radiator, staircase ascending to second floor and a door leads to:

First Floor Lounge 11' 10" max x 15' 1" (3.61m max x 4.60m)

With two uPVC double glazed windows to front elevation, two radiators, coved ceiling and television point.

Master Bedroom 11' 5" max x 15' 1" (3.47m max x 4.60m)

With two uPVC double glazed windows to rear elevation incorporating plantation shutters, coved ceiling, radiator, two built-in double wardrobes incorporating railing and shelving and a door leads to:

En-Suite

With dual flush W/C, pedestal wash basin, heated towel rail and fully enclosed shower with tiled surround.

Second Floor Landing

With access to boarded loft, large storage cupboard incorporating shelving, further storage cupboard with hanging rail and a door leads to:

Bedroom Two 9' 4" x 15' 1" (2.85m x 4.60m)

With two uPVC double glazed windows to rear elevation and radiator.



Family Bathroom

With panelled bath incorporating shower hose fitting and tiled surround, pedestal wash basin with shelf above, W/C, extractor, radiator and wood-effect laminate flooring.

Bedroom Three 11' 3" max x 15' 1" (3.43m max x 4.60m)

With uPVC double glazed window to front elevation and radiator.

Externally

A tarmac driveway to the front of the property provides off road parking and leads to a garage with metal up-and-over door. The landscaped, south-west facing rear garden is sheltered with high wooden fencing and benefits from a patio, lawned areas, mature shrub borders, gravelled seating area with paved walkway, outside power socket and gated pedestrian access to rear.

Garage 15' 10" x 8' 5" (4.83m x 2.56m)

With metal up-and-over door, concrete base and light.

Tenure

Leasehold - contact Cheshire Lamont for further details.

Services

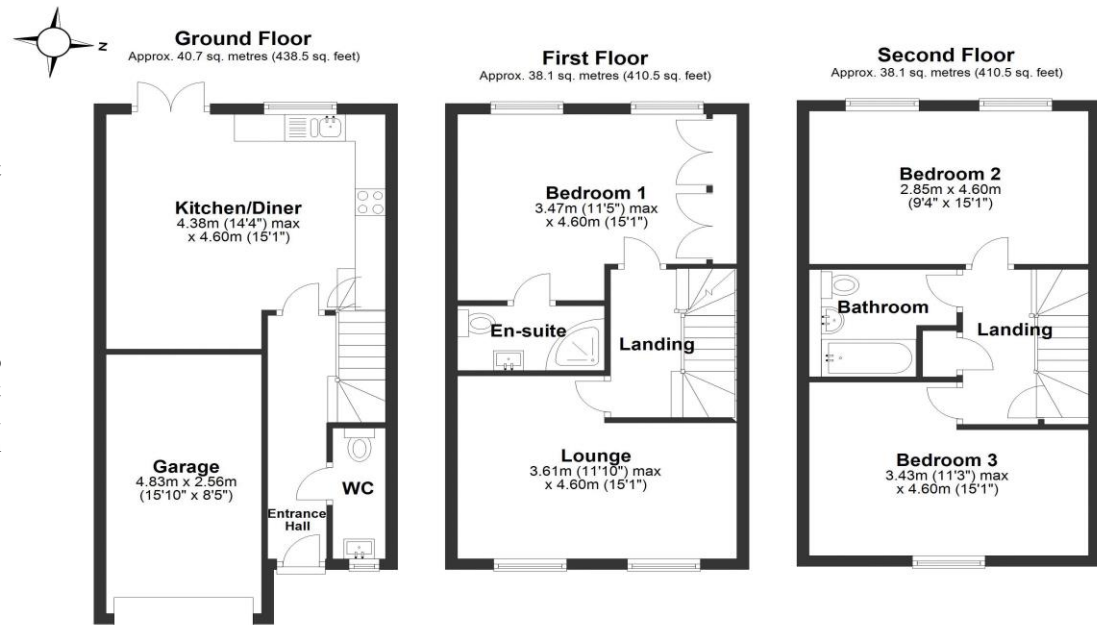
All main services are connected (not tested by Cheshire Lamont Limited).

Viewings

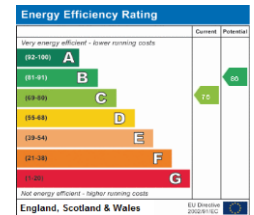
Strictly by appointment only via Cheshire Lamont Limited.

Directions

Proceed along London Road and continue over the railway crossing to the traffic lights. Turn right onto Elwood Way/A51 and turn right at the next set of traffic lights onto London Rd. Turn right onto Newland Way and left onto Deane Court where the property can be located on the left hand side.



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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