



58 Flowerscroft, Stapeley, Nantwich CW5 7GN



A superbly presented three bedroom semi-detached house upon the highly sought after Stapeley Estate providing well arrayed accommodation over two floors with driveway and delightful landscaped rear garden. Entrance hall, lounge, dining kitchen, three first floor bedrooms and bathroom. NO CHAIN for early completion. Viewing highly recommended.

- A superbly presented three bedroom semi-detached family home
- Recently improved with newly installed Howdens kitchen
- Freshly painted throughout
- New laminate flooring to lounge and hall, new radiators and valves throughout, new downstairs skirting boards, new door furniture, light switches and sockets
- Easy walking distance to the town centre
- Within a highly regarded position upon the popular Stapeley Estate
- Nearby to highly regarded schooling and day-today facilities
- No Upward Chain

Agents Remarks

The property is located nearby to facilities for day to day requirements and nearby to Pear Tree, Broad Lane, Weaver and St Anne's Primary and Brine Leas High School. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, independent boutique shops, cafes, bars and restaurants with highly regarded junior and senior schooling, sporting and leisure pursuits and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A tile pitched canopy porch stands to the front of the property with a high quality door allowing access to:

Entrance Hall

With a staircase ascending to first floor, radiator, control for central heating, grey laminate flooring and a door leads to:

Lounge 14' 6" x 12' 9" max (4.43m x 3.89m max)

With a uPVC double-glazed window to front elevation, grey laminate flooring, radiator, Adams style fireplace surround with marble effect insert and hearth incorporating a gas point, television aerial point, door to under stairs storage cupboard and a door leads to:



Dining Kitchen 9' 7" x 15' 9" (2.93m x 4.81m)

A recently installed Howdens kitchen, attractive black working surfaces, tiled splashbacks, built-in electric oven, hob with filter canopy over, stainless steel sink single drainer one and a half bowl sink unit with mixer tap, uPVC double-glazed window overlooking well presented rear garden, uPVC sectional double glazed door to rear garden with uPVC double glazed window to side, plumbing for washing machine and recessed ceiling lighting.

First Floor Landing

With access to loft access incorporating loft ladder, door to airing cupboard with wall mounted gas fired central heating boiler and slatted shelving, radiator and a door leads to:

Bedroom One 14' 2" max x 9' 4" (4.33m max x 2.84m)

With a uPVC double-glazed window to front elevation, radiator and built-in mirror fronted wardrobes incorporating railing and shelving.

Bedroom Two 12' 1" x 9' 4" (3.68m x 2.84m)

With a uPVC double-glazed window overlooking rear garden, radiator and a door to cupboard incorporating railing and shelving.

Bedroom Three 9' 2" x 6' 6" (2.80m x 1.98m)

With a uPVC double-glazed window to front elevation and radiator.

Bathroom 6' 1" x 6' 8" (1.86m x 2.04m)

With a p-shaped bath incorporating shower screen and shower over, pedestal wash basin, WC, shaver point, towel radiator, tiled walls, uPVC double-glazed window to rear elevation and extractor fan.

Externally

To the front of the property is a lawned garden area with a driveway to the side providing parking facilities which leads to a gate allowing access to the rear garden. The landscaped rear garden benefits from a shaped lawn area, paved patio and pathways and gravel and barked borders incorporating plants and shrubs. A low retaining wall stands at the rear of the garden with steps down to a further garden area incorporating brick-built raised beds and fenced boundary.

Tenure - Freehold.

Services

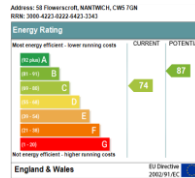
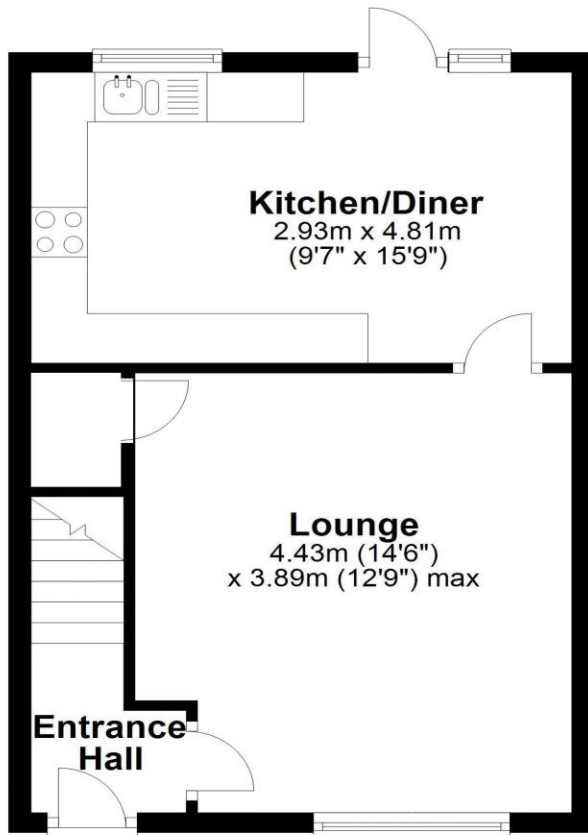
All main services are connected (not tested by Cheshire Lamont).

Directions

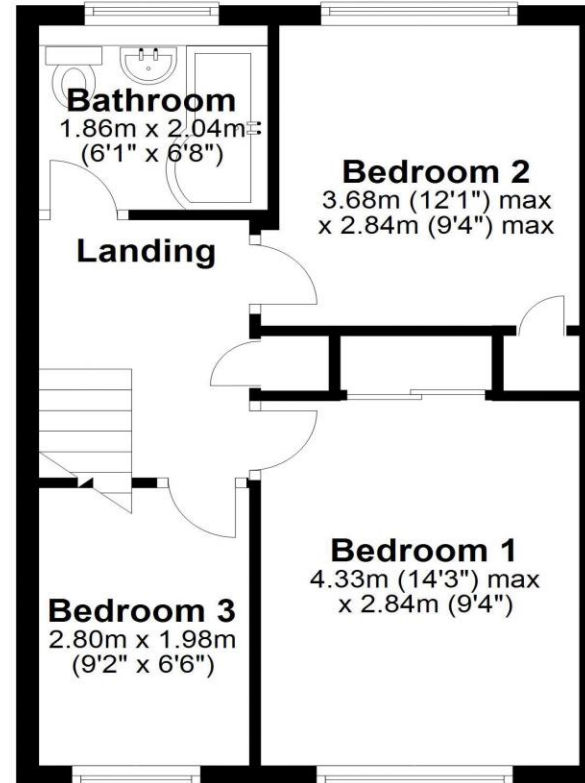
From Nantwich proceed along Wellington Road towards Audlem passing Brine Leas school on the right hand side. Turn left at the traffic lights onto Peter Destapleigh Way and left again at the next set of traffic lights onto Pear Tree Fields. Take the second left hand turning onto Clonners Field and the second right hand turning onto Flowerscroft where the property can be located on your left hand side.



Ground Floor
Approx. 35.9 sq. metres (386.3 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.5 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

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