



44 Horton Way, Stapeley, Nantwich CW5 7GD

CHESHIRE  
LAMONT



A superbly presented modern two bedroom end mews townhouse situated upon the highly popular Stapeley Estate with well arrayed accommodation over three floors and benefiting from integral garage, parking and paved courtyard. Viewing highly recommended.

- A superbly presented modern three storey end mews townhouse
- Situated upon the popular Stapeley estate nearby to Nantwich town centre
- Benefiting from a paved courtyard area, integral garage and parking facilities
- Ground floor hallway and integral garage
- Fully appointed first floor kitchen with appliances, cloakroom and lounge/dining room with Juliet balconies
- Second floor master bedroom with en-suite, further bedroom and bathroom
- Nearby to highly regarded junior and senior schooling
- Viewing highly recommended

#### Agents Remarks

This modern townhouse is well situated nearby to a conservation woodland area and provides superb accommodation over three floors with an outside paved area, garage and parking. Stapeley is highly regarded for its nearby facilities including excellent junior schooling, senior schooling at Brine Leas, public house, takeaways and facilities at the nearby Co-Op store. The property is within easy walking distance of the town centre. 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 and Crewe mainline Railway Station. 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 path leads to a pillared pedestrian gateway within pillared brick topped walling and leads to a courtyard benefiting from a tiled patio area which continues to a covered porch with a panel door allowing access to:

### Reception Hall

With a staircase ascending to first floor, uPVC double glazed window to side elevation, radiator, tiled floor and a door leads to:

### Integral Garage 15' 9" x 9' 2" (4.80m x 2.80m)

With an up and over door to front, light and power.

From the Reception Hall the staircase ascends to:

### First Floor Landing

With a staircase ascending to second floor landing, uPVC double glazed window to side elevation, coved ceiling, radiator and a door leads to:

### Cloakroom

With WC, tiled floor, half tiled walls, extractor fan, radiator and pedestal wash basin.

From the Landing a door leads to:

### Breakfast Kitchen 10' 8" x 9' 2" (3.25m x 2.80m)

Superbly appointed with a range of high quality base and wall mounted units, attractive working surfaces, single drainer one and a half bowl sink with mixer tap, plumbing for washing machine, built-in double electric oven, four ring gas hob with filter canopy over, integrated fridge and freezer, integrated dishwasher, part tiled walls, canopy lighting, recessed ceiling lighting, uPVC double glazed window to South elevation, tiled floor and radiator.

From the Landing a door leads to:

### Open Plan Lounge/Dining Room 22' 0" x 8' 10" (6.70m x 2.70m)

With uPVC double glazed doors to Juliet balconies to front and rear elevations, radiator, coved ceiling, central fireplace upon hearth incorporating electric fire within attractive Oak surround and further radiator.

From the Landing a staircase ascends to:

### Second Floor Landing

With access to roof space providing storage facilities, door to airing cupboard incorporating pressurised cylinder system and a door leads to:





### Bathroom 6' 3" x 5' 9" (1.90m x 1.74m)

With a panelled bath incorporating shower over, pedestal wash basin, WC, half tiled walls, tiled floor, recessed ceiling lighting, towel radiator and extractor fan.

### Bedroom One 12' 6" x 8' 9" (3.80m x 2.67m)

With a uPVC double glazed window to South elevation, radiator, dressing area with two fitted wardrobes incorporating railing and a door leads to:

### En-Suite Shower Room 8' 4" x 4' 11" (2.53m x 1.50m)

With a walk-in shower cubicle, pedestal wash basin, WC, tiled floor, half tiled walls, towel radiator and uPVC double glazed window.

### Bedroom Two 9' 6" x 9' 3" (2.89m x 2.82m)

With a uPVC double glazed window to South elevation and radiator.

### Externally

The property benefits from a walled paved courtyard area, integral garage and parking facilities.

### Tenure

Leasehold - 983 years remaining.

£480 per annum ground/maintenance charge.

### Services

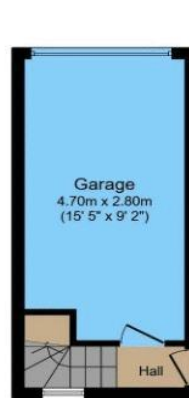
All main services are connected (not tested by Cheshire Lamont).

### Viewings

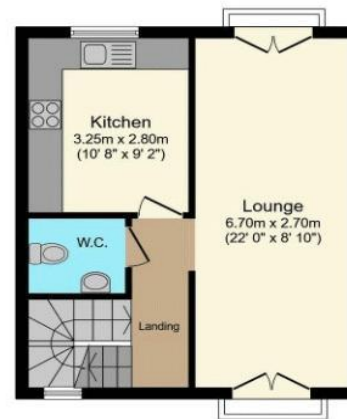
Strictly by appointment only via Cheshire Lamont.

### Directions

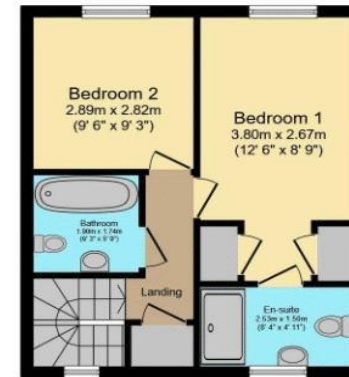
Proceed along Wellington Road over the level crossing continuing past Brine Leas School and at the traffic lights turn left then 2nd left at the next set of traffic lights into Pear Tree then turn 2nd left into Clonners Field. Take the 2nd left turn into Horton Way, follow the road down to the end and the property is situated on the right hand side.



Ground Floor



First Floor



Second Floor

Total floor area 92.7 sq.m. (998 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
(92-100) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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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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