



137 Audlem Road, Stapeley, Nantwich CW5 7QJ

A well presented three bedroom semi-detached house set well back from the road in a lovely position enjoying pleasant views over a green area and benefiting from an enclosed rear garden, parking, single garage and situated nearby to highly regarded junior and senior schools and to local facilities. NO CHAIN for early completion. Viewing recommended.

- A well presented modern three bedroom semi-detached house
- Set well back from the road in a lovely position
- Affording pleasant aspects to the front over a green area and mature trees
- Nearby to excellent junior and senior schools and to local facilities
- Porch, lounge and dining kitchen
- Three first floor bedrooms and fully appointed modern bathroom
- Newly fitted carpets throughout, freshly painted, uPVC double glazing and gas fired central heating
- NO CHAIN for early completion
- Viewing recommended

Agents Remarks

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, nearby canal network, 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 hosts a number of festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.

Property Details

A path leads through a lawned garden area to a uPVC double glazed door with full height uPVC double glazed window to side allowing access to:



Porch

With radiator, coat hooks and a panel door leads to:

Lounge 12' 11" x 14' 6" (3.93m x 4.43m)

With a staircase ascending to first floor, uPVC double glazed window to front elevation, newly fitted carpet, central heating control, under stairs area, radiator and a panel door leads to:

Dining Kitchen 10' 3" x 14' 6" (3.12m x 4.43m)

With a range of base and wall mounted units, single drainer sink unit with mixer tap, electric cooker point, plumbing for washing machine, part tiled walls, radiator, wall mounted gas fired central heating boiler, two uPVC double glazed windows to rear elevation and a uPVC double glazed door to rear garden.

First Floor Landing

With access to loft and a panel door leads to:

Bathroom 6' 0" x 6' 0" (1.83m x 1.84m)

With a panelled bath incorporating electric shower over, WC, pedestal wash basin, uPVC double glazed window to rear elevation, fully tiled walls, chrome towel radiator and extractor fan.

Bedroom One 12' 11" x 8' 2" (3.93m x 2.49m)

With a uPVC double glazed window to front elevation, radiator and newly fitted carpet.

Bedroom Two 10' 3" x 8' 2" (3.12m x 2.49m)

With a uPVC double glazed window to rear elevation, radiator and newly fitted carpet.

Bedroom Three 9' 3" x 6' 0" (2.82m x 1.84m)

With a uPVC double glazed window to front elevation, newly fitted carpet and an over stairs cupboard incorporating cylinder system and shelving.

Externally

Lawned gardens stand to the front of the property with a path leading to a side barked garden area with a further path leading to the enclosed rear garden. The rear garden benefits from a lawned area, paved patio and a gate allows access to a parking space and single garage.

Single Garage

With up and over door to front and uPVC double glazed window to rear elevation.

Tenure

Freehold.



Services

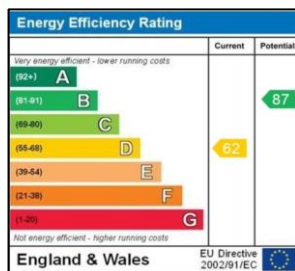
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

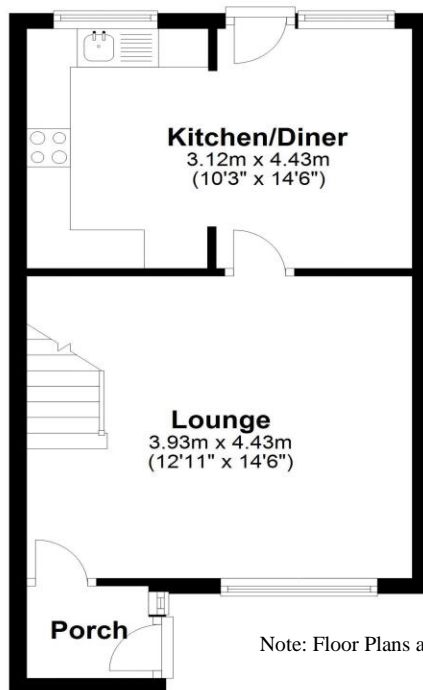
Directions

From Nantwich proceed along Wellington Road past Brine Leas School and follow the road round to the right through the traffic lights and the property is set back from the road on the left hand side.



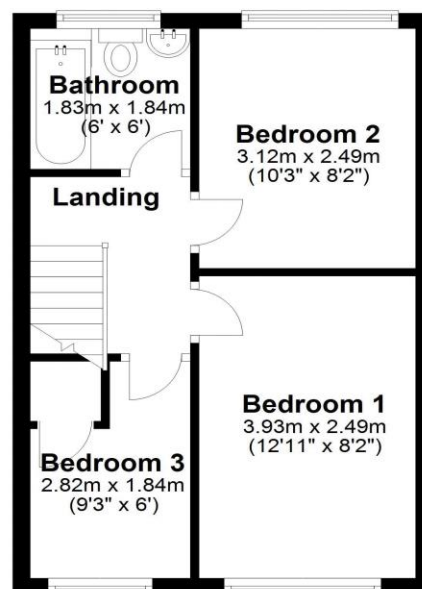
Ground Floor

Approx. 33.5 sq. metres (360.4 sq. feet)

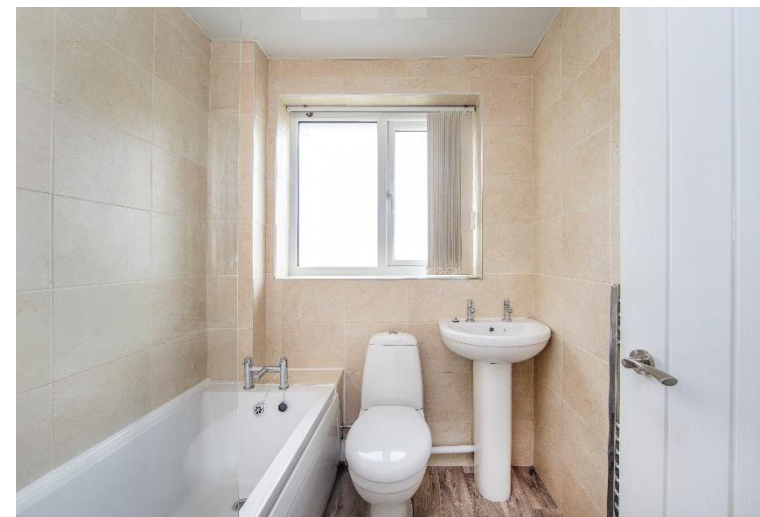


First Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



Note: Floor Plans are for identification purposes only and Not to Scale



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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