



CHESHIRE
LAMONT

64 Talbot Way, Stapeley, Nantwich CW5 7RQ

A deceptively spacious modern three/four bedroom townhouse within the highly sought after Stapeley Estate providing immaculately presented accommodation arrayed over three floors and benefiting from an enclosed low maintenance rear garden and two parking spaces. NO CHAIN for early completion. Viewing highly recommended.

- A modern three storey townhouse
- Situated in the highly sought after Stapeley Estate
- Nearby to excellent schooling and Nantwich town centre
- Providing spacious accommodation over three floors
- Low maintenance rear garden and two parking spaces
- Entrance Hall, cloakroom, dining kitchen and bedroom four/study
- First floor lounge with Juliet balcony and bedroom
- Second floor master bedroom with en-suite, further bedroom and family bathroom
- Viewing highly recommended
- NO CHAIN

Agents Remarks

This superbly presented townhouse stands within a courtyard location upon the highly favoured Stapeley Estate. The house is located nearby to facilities for day-to-day requirements and nearby to Pear Tree, Stapeley Broad Lane, Weaver and St Anne's Primary Schools and to Brine Leas Academy 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 block paved area stands to the front of the property and leads to a pitched canopy porch with a sectional glazed door allowing access to:

Entrance Hall

With stairs ascending to first floor, panel door to under stairs cupboard, coved ceiling, radiator and a panel door leads to:

Cloakroom

With WC, pedestal wash basin and tiled flooring.

From the Hall a panel door leads to:



Dining Kitchen 15' 2" x 13' 3" (4.63m x 4.03m)

A spacious kitchen with base and wall mounted units, built-in electric oven with four ring gas hob and filter canopy over, single bowl sink with mixer tap, space for fridge freezer, plumbing for washing machine, integrated dishwasher, wall mounted cupboard incorporating Worcester gas fired central heating boiler, uPVC double glazed window to rear elevation overlooking garden, uPVC sliding patio doors patio doors, tiled flooring, recessed ceiling lighting and radiator.

From the Hall a panel door leads to:

Bedroom Four/Study 9' 7" x 8' 0" (2.92m x 2.44m)

With uPVC double glazed window to front elevation, radiator, coved ceiling, fitted desk incorporating cupboards and drawers and fitted shelving units.

First Floor Landing

With stairs ascending to second floor, uPVC double glazed window to front elevation, coved ceiling, radiator and a panel door leads to:

Lounge 15' 3" x 13' 11" (4.64m x 4.23m)

A lovely reception room with uPVC double glazed doors to Juliet balcony, uPVC double glazed window to rear elevation, two radiators and coved ceiling.

From the Landing a panel door leads to:

Bedroom Three 9' 5" x 8' 6" (2.86m x 2.60m)

With uPVC double glazed window to front elevation and radiator.

Second Floor Landing

With panel door to cupboard incorporating pressurised cylinder system and shelving, radiator, coved ceiling and a panel door leads to:

Master Bedroom 13' 9" x 11' 10" (4.19m x 3.60m)

With a range of wardrobes incorporating railing, shelving and drawers, uPVC double glazed window to front elevation, radiator, coved ceiling and a panel door leads to:

En-Suite Shower Room 6' 0" x 5' 10" (1.82m x 1.77m)

With shower cubicle, WC, vanity wash basin incorporating cupboards beneath, uPVC double glazed window, chrome towel radiator, part tiled walls, recessed ceiling lighting and tiled flooring.

From the Landing a panel door leads to:



Bedroom Two 9' 9" x 8' 6" (2.98m x 2.59m)

With uPVC double glazed window to rear elevation, access to roof space and radiator.

From the Landing a panel door leads to:

Bathroom 6' 4" x 5' 7" (1.92m x 1.69m)

With a panel bath, WC, pedestal wash basin, uPVC double glazed window, radiator, part tiled walls, recessed ceiling lighting and tiled flooring.

Externally

A block paved parking space stands to the front of the property with an archway to the side that leads to a further allocated parking space. The property benefits from a paved courtyard garden contained within high fencing and a pedestrian gate at the rear allows access to the car parking area.

Tenure

Freehold.

Services

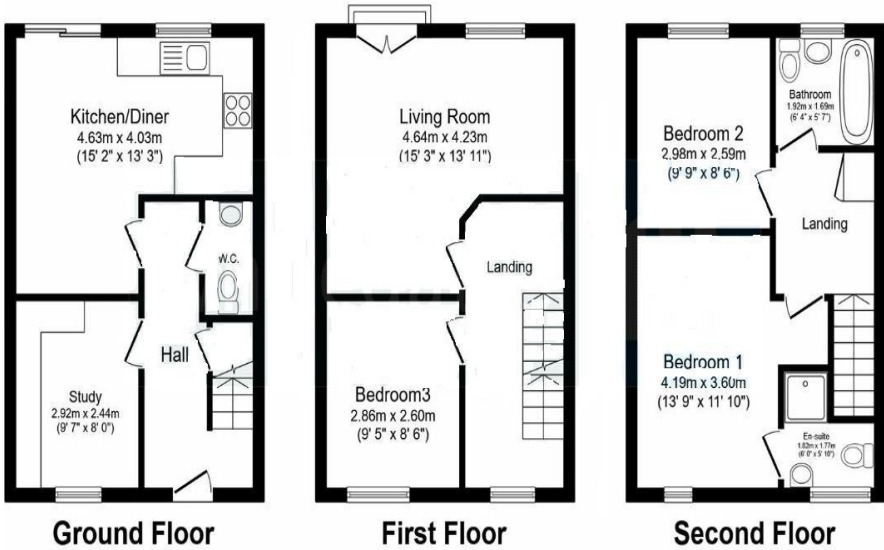
All main services are connected (not tested by Cheshire Lamont).

Viewings

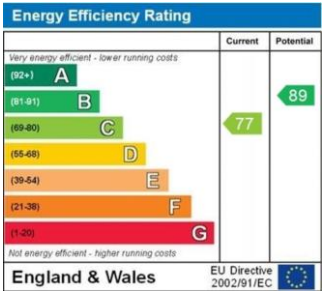
Strictly by appointment only via Cheshire Lamont.

Directions

Proceed out of Nantwich along Wellington Road, over the level crossing and past Brine Leas School on the right hand side. At the traffic lights turn left onto Peter de Staplegh Way and 2nd left onto Hawksey Drive. Take the 1st right turning onto Talbot Way and continue towards the head of the cul-de-sac where number 64 can be located on the right hand side.



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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