



12 Horton Way, Stapeley, Nantwich, CW5 7GD

£150,000

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DIRECTIONS

From our Nantwich office proceed along Beam Street towards the traffic lights, turn left onto Waterlode, at the mini roundabout turn right into Wellington Road, over the level crossings, continue along here past Brine Leas High School/BL6, at the next set of traffic lights turn left, proceed along here and take the second left into Hawksey Drive, follow the road round until you come to the T junction at the mini roundabout, bear right into Clonners Field and then take the second right into Horton Way and you will then need to take the first right into the courtyard

LOCATION & AMENITIES

Horton Way forms part of the Stapeley development in the Southern confines of Nantwich, the property is located one mile from Nantwich town centre. This historic town centre has a wide range of specialised shops and supermarkets. Stapeley is a popular edge of town location, with the benefit of a family friendly public house, co-op store and other shops within the development. Pear Tree Field Primary School is located within the development. Other primary schools include St. Annes RC, Stapeley Broad Lane and The Weaver which are all feeder schools to Brine Leas High School/BL6 Sixth Form.

Crewe with its fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes) is 4 miles.
M6 Motorway (Junction 16) 10 miles.
Chester 20 miles.

DESCRIPTION

The property being a first floor apartment, being a quite unusual design. The most important factor of a ground floor garage and parking towards the front which is seldom available in today's market. The property enjoys an open plan style lounge come kitchen, two separate bedrooms and a full bathroom. Note that there is also a garden to the front of the property enclosed by a hedge which enjoys the morning sun.

ACCOMMODATION

With approximate measurements comprises:

STAIRS LEAD TO:

LIVING ROOM/DINING ROOM

16'8" x 12'2"

Double glazed window to front, TV point, archway to kitchen.



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KITCHEN

9'9" x 5'8"

One and half bowl sink unit, cupboards and drawers, base units, four burner hob unit, electric oven with extractor hood, plumbing for washing machine, integrated fridge/freezer, double glazed window, ceramic tiled floor.

INNER HALLWAY

Access to loft.

BEDROOM NO. 1

11'10" x 10'7" to extremes

Radiator, double glazed window, fitted wardrobes, TV point.

BEDROOM NO. 2

8'10" x 7'3"

Radiator, double glazed window, TV point.

BATHROOM

With panel bath with mixer shower over, pedestal wash basin, low level W/C, half tiled walls, radiator.

OUTSIDE

Lawn to front, one car parking space and integrated GARAGE with up and over door, double glazed window, power and light.

SERVICES

All mains services connected.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

Band B.

VIEWING

By appointment with BAKER, WYNNE & WILSON
38 Pepper Street, Nantwich. (Tel No: 01270 625214).

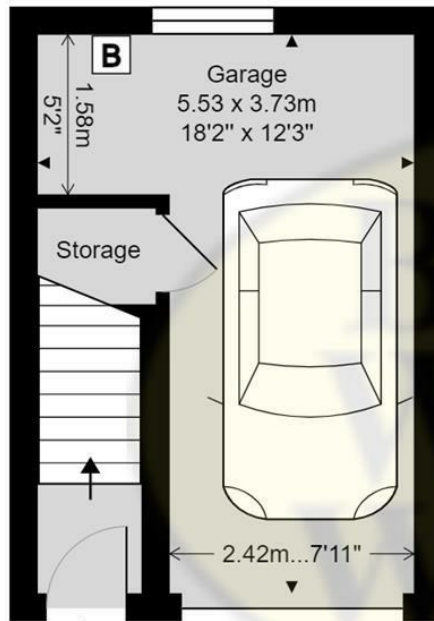


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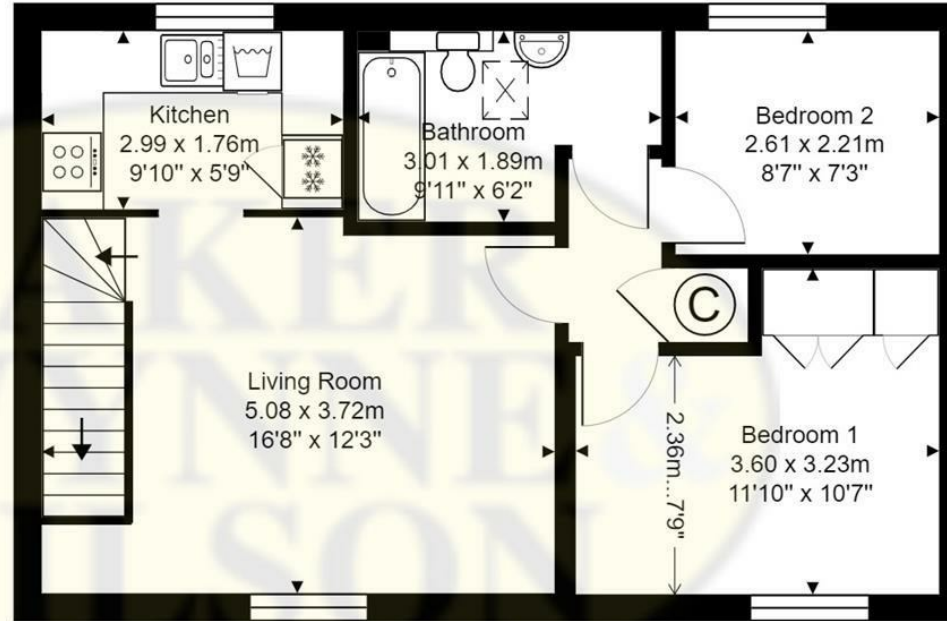




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Ground Floor
 Floor Area: 2.8 m² ... 30 ft²



First Floor
 Floor Area: 49.5 m² ... 533 ft²

12 HORTON WAY, STAPELEY, NANTWICH, CHESHIRE, CW5 7GD

Approximate Gross Internal Area: 52.3 m² ... 563 ft² (excluding garage, storage)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC Ltd 2023. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
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Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

