



39 Chadwicke Close, Stapeley, Nantwich, Cheshire, CW5 7NF

Offers Over £250,000

**BAKER
WYNNE &
WILSON**

A Coveted Three/Four Bedroom, Two Bathroom Townhouse, Three Storey Modern House occupying a most desirable 'Leafy' location within a popular development. Set adjoining/overlooking a mature wooded area of designated open space, within 15 minutes' walk of the town centre and being practically close to both primary & secondary schools. West facing rear garden, parking for two cars plus a single brick garage and a front garden add to the overall desirability of this practical and versatile family home.

SUMMARY

Entrance Hall, Cloaks/WC, Breakfast Dining Kitchen, Bedroom Four /study/Playroom. First Floor Landing, Living Rom with French doors & 2 'Juliet' balconies, Bedroom Three. Second Floor Landing, Master Bedroom One, Ensuite Shower Room, Bedroom Two, Family Bathroom. Single Garage & Tarmacadam parking to rear. UPVC Double glazing & Gas Central Heating.

DIRECTIONS TO CW5 7NF

WHAT3WORDS /// barrel.spoils.takeover

GENERAL REMARKS

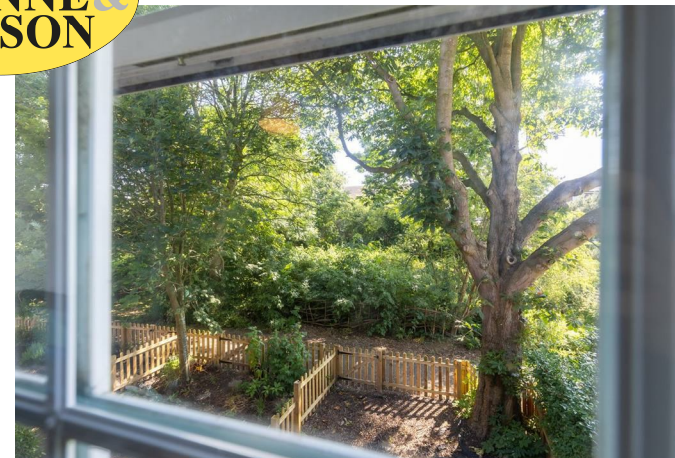
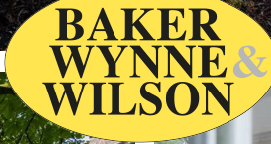
COMMENT BY MARK JOHNSON FRICS @ BAKER WYNNE AND WILSON

There is no doubt in my opinion that this is an exciting offering to the market. No 39 is tucked away in a virtually unknown leafy corner of Stapeley's long established and proven flag ship residential development . The vendors will no doubt emphasise and take pride telling you more about the benefits of the immediate wooded surroundings, absence of passing traffic and the peaceful atmosphere that will prevail first-hand during your viewing.

Land Registry Title Number CH514195.

CONSTRUCTION

Conventional cavity brickwork beneath a main tile covered roof. Bovis Homes circa 2003



SCHOOLS

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY
- 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL
- 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ

NANTWICH OUT AND ABOUT

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 several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

APPROXIMATE DISTANCES

Crewe Railway Station 4 miles (London 1 hour and 35 minutes) - M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive

ENTRANCE HALL

Laminate floor, panel glazed front door, radiator, ceiling covering.



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BREAKFAST DINING KITCHEN

15'5" x 12'4"

Modern fitted units (off white colour) to three elevations providing extensive worktop surfaces to three elevations, one and half bowl single drawer acrylic sink unit with mixer tap. Extensive storage base and wall storage cupboards. Display cabinets, pull out spice/storage rack, undercounter space for appliance.

FITTED APPLIANCES

Creda colonial gas/electric Range oven/hob, built in fridge/freezer, Kenwood built in dishwasher. Space for dining table, radiator, panel glazed exterior door.

DOWNSTAIRS W/C

Close coupled W/C, pedestal wash hand basin, radiator, laminate floor.

BEDROOM NO. 4/STUDY/PLAY ROOM

8'11" x 8'4"

Radiator, understairs store cupboard, laminate floor, uPVC double glazed windows.

FIRST FLOOR:

LANDING

Radiator, built in cylinder with Boilermate2000 thermal store heating system.

LIVING ROOM

15'6" x 12'5"

Two set double opening uPVC doors with Juliet balconies. Painted Adam style surround and marble effect back and hearth with inset electric fire, two radiators.

BEDROOM NO. 3

12'4" x 8'10"

Two uPVC double glazed windows, radiator.

SECOND FLOOR

Landing, access to loft.

MASTER BEDROOM NO. 1

12'4" x 10'11" reducing to 8'4" (max measurements) 'L' shaped with built in double wardrobe, two uPVC double glazed windows, radiator.

ENSUITE SHOWER ROOM

Fitted screen door enclosed cubicle with thermostatic mixer shower, close coupled W/C, pedestal wash hand basin, laminate floor, radiator.

FAMILY BATHROOM

Modern white suite comprising panel bath with shower head mixer taps, pedestal wash hand basin, close coupled W/C, part tiled walls, radiator.

BEDROOM NO. 2

8'11" x 12'4"

Two uPVC double glazed windows, two radiators, built in double wardrobe.

EXTERIOR (see attached plan edged red)

Rear garden enclosed by close boarded fencing laid to lawn with slated and patio areas, outside water tap.

SINGLE GARAGE

18'1" x 8'1"

Up and over door.

Front parking to garage for two vehicles, side access way to front garden - low maintenance wood chip garden. Front tree lined pathway giving access to central Nantwich (approximately 15 mins walk).

TENURE

Freehold House with Leasehold Garage.

COUNCIL TAX

Band D.

SERVICES

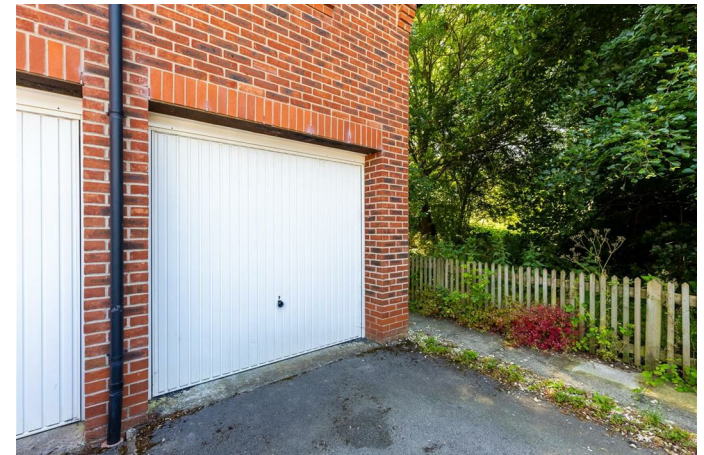
Mains water, electricity, gas and drainage are connected to the property.

N.B. Tests have not been made of electrical, water, 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.

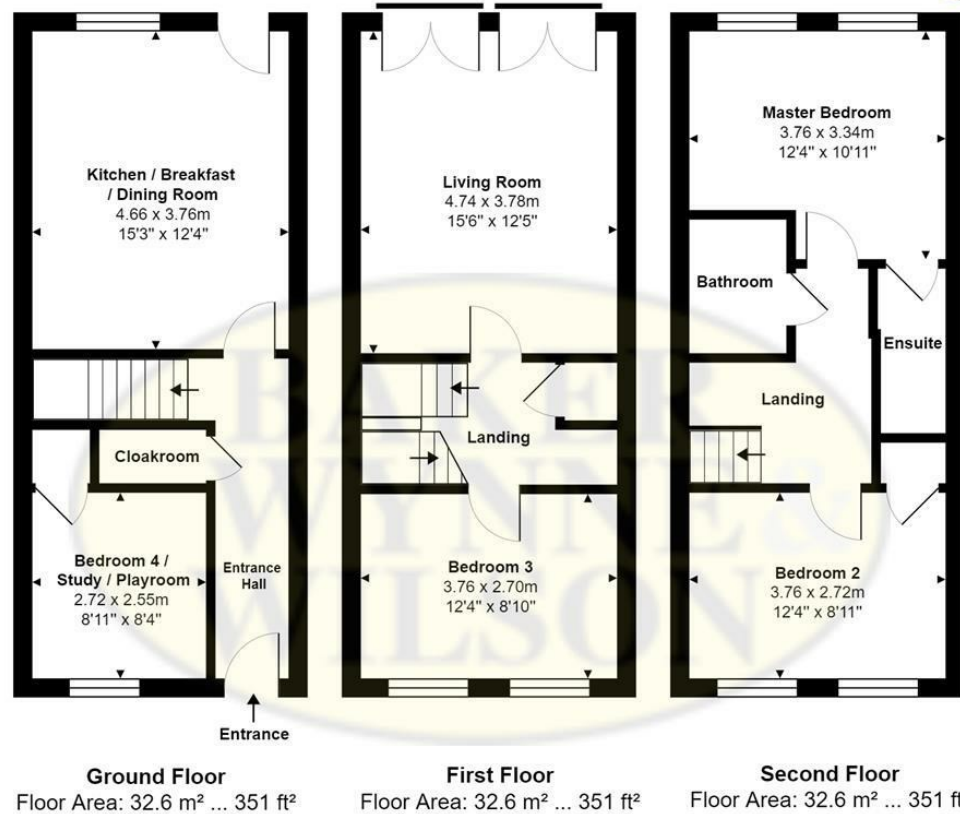
VIEWING

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





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39 CHADWICKE CLOSE, STAPELEY, NANTWICH, CHESHIRE, CW5 7NF

Approximate Gross Internal Area: 98.0 m² ... 1055 ft²

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 reproduced by Green House EPC Ltd 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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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