



26 Horton Way, Stapeley, Nantwich CW5 7GD

CHESHIRE
LAMONT

A modern three storey four bedroomed townhouse situated within the highly sought after Stapeley Estate nearby to local amenities, excellent junior and senior schools and within walking distance of Nantwich town centre. The property provides well arrayed accommodation with scope for enhancement and benefits from an enclosed rear garden, parking and garaging. NO CHAIN.

- A modern three storey four bedroomed townhouse
- Situated within the popular Stapeley Estate
- Nearby to local amenities, Nantwich town centre and highly regarded schools
- Providing well arrayed accommodation with the opportunity to enhance and improve
- Benefiting from an enclosed rear garden, parking and garage
- Entrance hall, cloakroom, dining kitchen and bedroom four/dining room/study
- First floor dual aspect lounge and bedroom three
- Second floor master bedroom with en-suite, bedroom two and family bathroom
- NO CHAIN

Agents Remarks

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.

Property Details

A paved path leads through a lawned front garden area to a canopy porch with a sectional double glazed door allowing access to:

Entrance Hall

With a staircase ascending to first floor, coved ceiling, cupboard incorporating cylinder system and a door leads to:



Bedroom Four/Study/Dining Room 10' 8" x 8' 10" (3.25m x 2.70m)
With a uPVC double glazed window to front elevation and coved ceiling.

From the Hall a door leads to:

Cloakroom

With a wash basin, WC, half tiled walls and extractor fan.

From the Hall a door leads to:

Dining Kitchen 11' 1" max x 15' 0" (3.38m max x 4.56m)

With a range of base and wall mounted units, 7-burner range cooker (not tested) with extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, one and a half bowl sink with mixer tap, tiled floor, uPVC double glazed window overlooking the rear garden, door to under stairs cupboard with shelving and uPVC double glazed doors to outside.

First Floor Landing

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

Lounge 13' 4" x 15' 0" (4.07m x 4.56m)

With two uPVC double glazed windows to rear elevation, coved ceiling and a fireplace incorporating a living flame fire (not tested).

Bedroom Three 12' 4" x 8' 10" (3.76m x 2.70m)

With two uPVC double glazed windows to front elevation and built-in wardrobes.

Second Floor Landing

With access to roof space and a door leads to:

Master Bedroom 10' 8" max x 15' 0" (3.24m max x 4.56m)

With two uPVC double glazed windows to rear elevation, built-in wardrobes and a door leads to:

En-Suite Shower Room 5' 6" x 6' 0" (1.68m x 1.84m)

With a shower cubicle, wash basin, WC, part tiled walls and extractor fan.

Bedroom Two 8' 10" x 15' 0" max (2.69m x 4.56m max)

With two uPVC double glazed windows to front elevation, over stairs cupboard and built-in wardrobes.

Family Bathroom 6' 9" x 5' 8" (2.05m x 1.72m)

With a panelled bath incorporating shower over, wash basin, WC, part tiled walls and extractor fan.



Externally

The property is approached down a small lane and enjoys a quiet position within the Stapeley Estate. The rear garden is sheltered within wooden fencing with a lawned area, patio, pathway and barked borders. A pedestrian gate allows access to parking and garage.

Tenure

Freehold.

Services

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

Directions

Proceed along Wellington Road over the level crossing continuing past Brine Leas School and at the traffic lights turn left on Peter Destapleigh Way. Take the 3rd left at the next set of traffic lights into Pear Tree Fields and turn 2nd left into Clonnersfield. Take the 2nd left turn into Horton Way and first right where the property is located down a small lane.

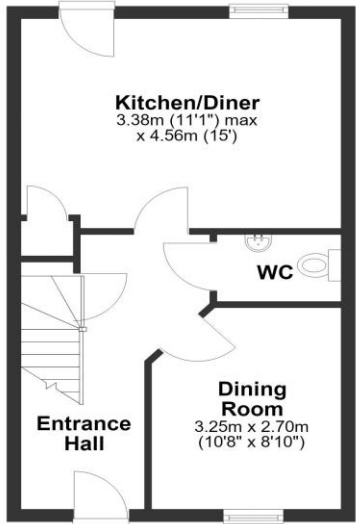


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



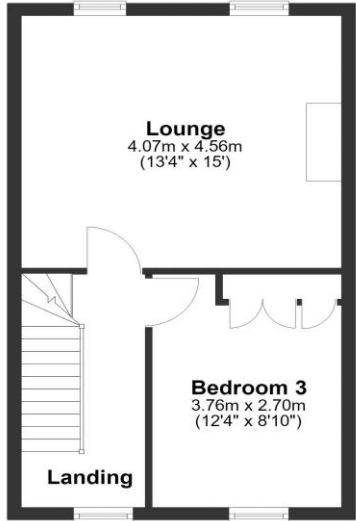
Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



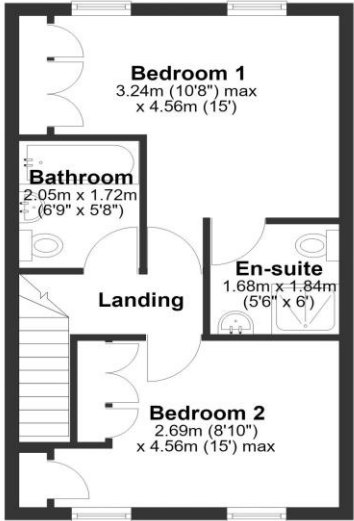
First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Second Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



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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