

CHESHIRE LAMONT

29 Talbot Way, Stapeley, Nantwich CW5 7RR

A modern four bedroomed mid-mews townhouse situated in the highly sought after Stapeley Estate nearby to local amenities, providing well presented and arrayed accommodation over three floors and benefiting from a driveway, garaging and private enclosed rear garden. NO CHAIN. Viewing recommended.

- A modern four bedroomed three storey townhouse
- Well arrayed and presented throughout
- Situated in a lovely position within the highly regarded Stapeley Estate
- Nearby to local amenities, excellent junior and senior schools and historic Nantwich town centre
- Benefiting from a driveway, garaging and private enclosed rear garden
- Entrance hall, cloakroom and dining kitchen with doors to the rear patio
- First floor lounge, family bathroom and bedroom
- Second floor master bedroom with en-suite and two further bedrooms
- NO CHAIN
- Viewing recommended

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. 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 host a number of festivals through the year including The Nantwich Show and the International Cheese Awards, Nantwich Jazz Festival and the Food Festival.







Property Details
A driveway stands to the front of the property and leads to a single integral garage. A paved path leads to a covered canopy porch with a sectional double glazed door allowing access to:

Entrance Hall
With a staircase ascending to first floor, coved ceiling and a door leads to:

Garage 16' 3'' x 9' 7'' (4.96m x 2.91m)
With an up and over door to front.

From the Entrance Hall a door leads to:

Cloakroom
With a wash basin and WC.

From the Entrance Hall a door leads to:

Dining Kitchen 11' 7'' max x 15' 10'' (3.53m max x 4.83m)
With a range of base and wall mounted units, built-in double electric oven with gas hob and filter over, integrated fridge and freezer, plumbing for dishwasher, one and a half bowl sink with mixer tap and uPVC double glazed French doors with full height uPVC double glazed windows to either side overlooking the rear garden.

First Floor Landing 13' 7'' x 6' 0'' (4.13m x 1.82m)
With a uPVC double glazed window to front elevation, staircase ascending to second floor and a door leads to:

Lounge 11' 9'' x 15' 10'' (3.59m x 4.83m)
A lovely spacious lounge with two uPVC double glazed windows overlooking the rear garden and coved ceiling.

Family Bathroom 6' 4'' x 9' 7'' (1.94m x 2.91m)
With a panelled bath, wash basin, WC and part tiled walls.

Bedroom Four 9' 5'' x 9' 7'' (2.86m x 2.91m)
With a uPVC double glazed window to front elevation.

Second Floor Landing
With a uPVC double glazed window to front elevation and a door leads to:

Bedroom One 12' 0'' x 12' 6'' (3.67m x 3.81m)
With two uPVC double glazed windows to front elevation, a range of built-in wardrobes, door to over stairs cupboard and a door leads to:

En-Suite Shower Room
With a shower cubicle, wash basin and WC.







Bedroom Two 11' 11" max x 9' 7"max (3.63m max x 2.91m max)
With a uPVC double glazed window to rear elevation and a built-in double wardrobe.

Bedroom Three 11' 11" x 7' 0" max (3.63m x 2.13m max)
With a uPVC double glazed window to rear elevation.

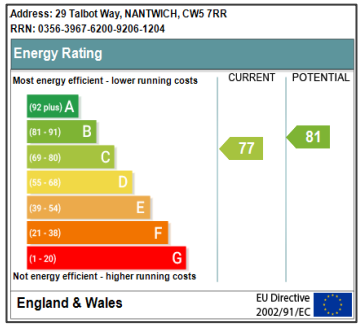
Externally
The private rear garden is enclosed within wooden fencing with a paved patio area, lawned garden area incorporating mature plants, trees and shrubs. A gate to the rear allows access for bins.

Tenure
Freehold.

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

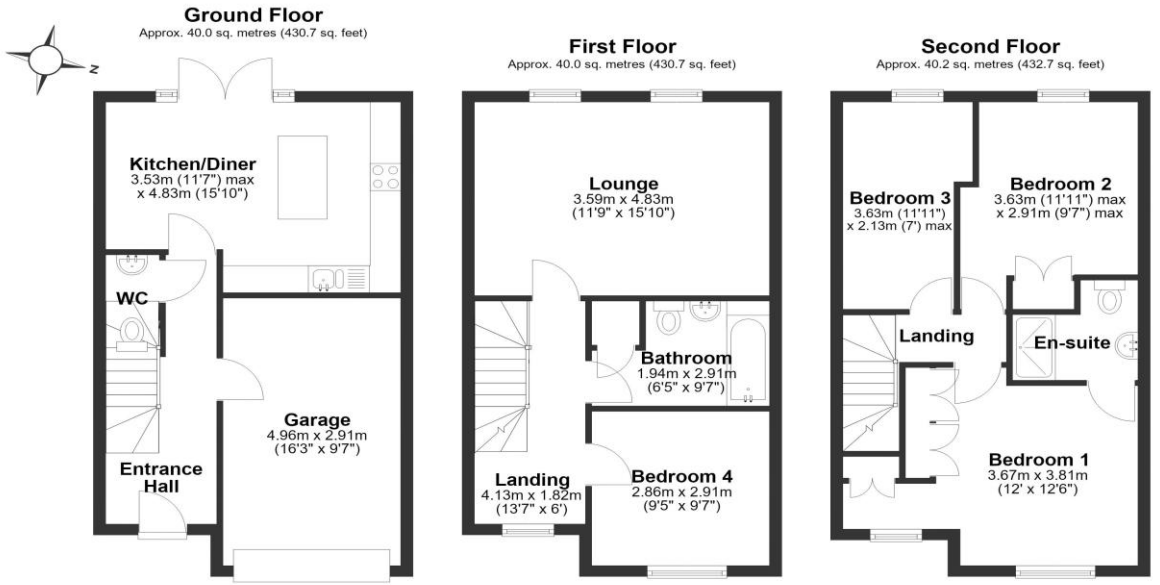
Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
Proceed along Wellington Road, over the railway crossing and turn left at the traffic lights immediately after Brine Leas School onto Peter Destapleigh Way. Take the 2nd left turning into Hawksey Drive, take the 2nd turning (not the first) onto Talbot Way. Follow the road all the way round where the property is located on the right hand side.









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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