



## 9 Morgan Walk

CW5 5UQ

Asking Price £210,000



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STEPHENSON BROWNE



\*\*\*Public Notice\*\*\* 9 Morgan Walk, Nantwich CW5 5UQ. We are acting in the sale of the above property and have received an offer of £164,995. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 08/01/26

Stephenson Browne are pleased to present this charming end-terrace house which offers a delightful blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an en suite bathroom, providing a private retreat, while an additional bathroom and a convenient downstairs W.C enhance the practicality of the layout.

Built in 2003, this modern residence is presented to the market with no onward chain, allowing for a smooth transition for prospective buyers. Two inviting reception rooms serve as a perfect gathering space, leading to a private rear garden that offers a tranquil outdoor area for relaxation or entertaining.

The property benefits from off-road parking and a single garage, ensuring ample space for vehicles and storage. Its prime location means that residents are within walking distance of Nantwich town centre, where a variety of shops, cafes, and local amenities await. Furthermore, the area is well-served by transport links and is home to highly regarded schools, making it an excellent choice for families.

In summary, this end-terrace house on Morgan Walk presents a wonderful opportunity to secure a modern home in a desirable location, combining comfort, convenience, and community. Do not miss the chance to make this property your own.

Entrance Hall







### **Kitchen**

8 x 12 (max) (2.44m x 3.66m (max))

### **Dining Room**

9 x 8 (2.74m x 2.44m)

### **Lounge**

17 x 9 (5.18m x 2.74m)

### **W.C**

### **Bedroom One**

11 x 10 (max) (3.35m x 3.05m (max))

### **En Suite**

### **Bedroom Two**

9 x 14 (max) (2.74m x 4.27m (max))

### **Bedroom Three**

6 x 10 (max) (1.83m x 3.05m (max))

### **Bathroom**

### **Landing**

### **Externally**

The property sits away from the road and has a single garage with offroad parking to the rear.

### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

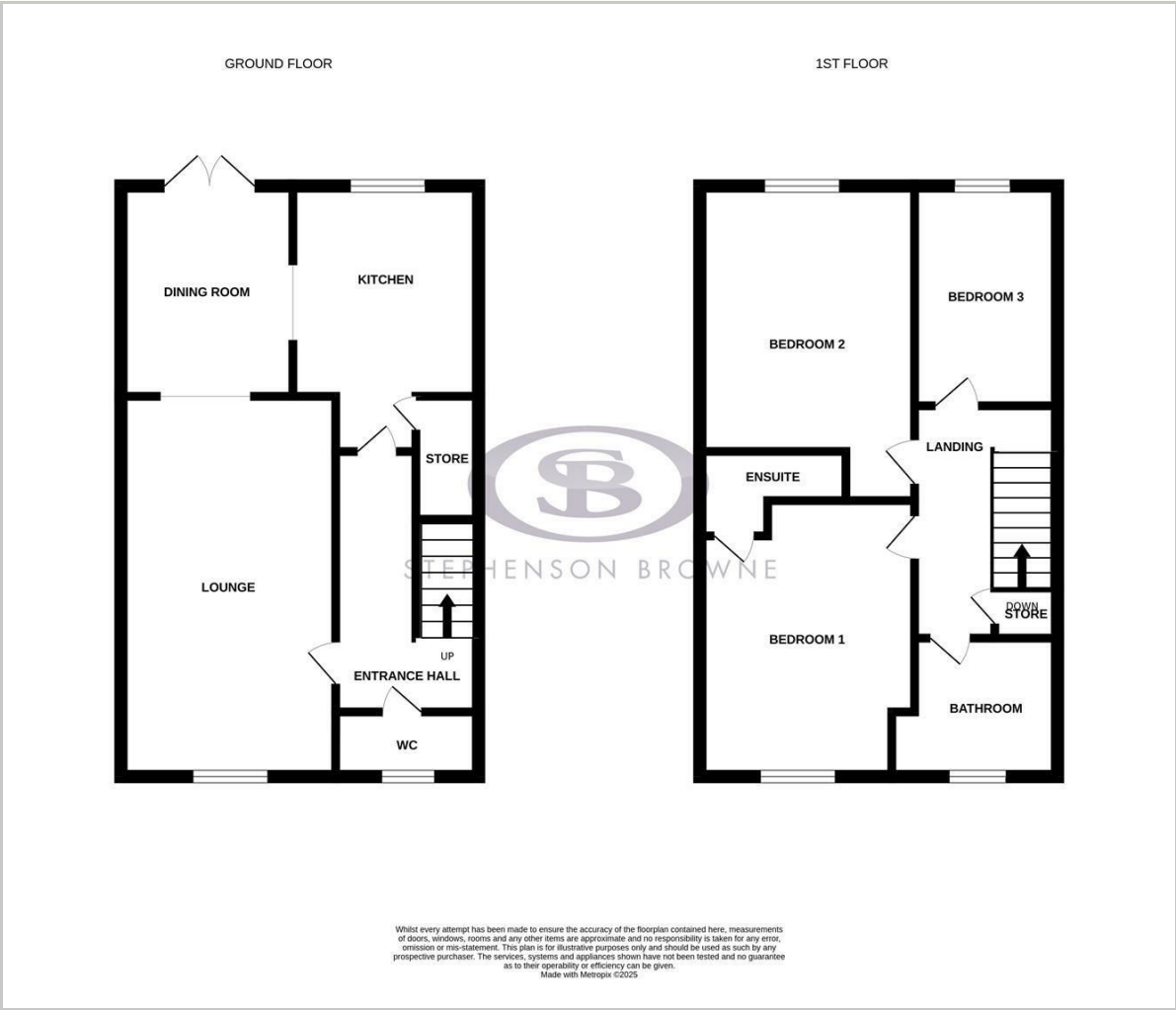
### **Council Tax**

Band C





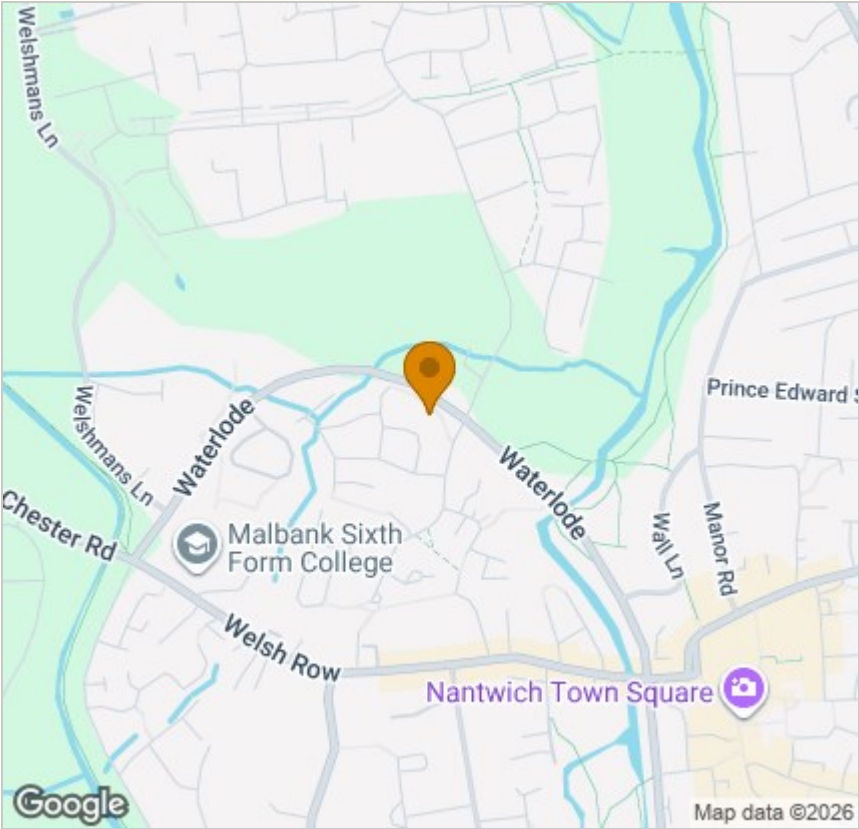
Floor Plan



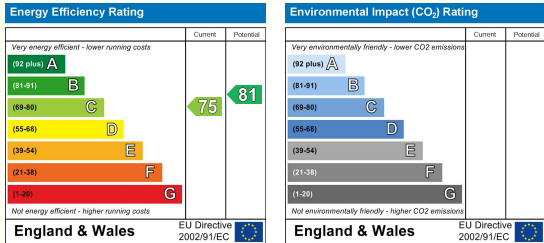
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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