



109 Clonners Field, Stapeley, Nantwich, CW5 7GU
Guide Price £169,500

**BAKER
WYNNE &
WILSON**

A STYLISH, WELL LIT, MEWS STYLE HOUSE FORMING A CLUSTER OF SIMILAR PROPERTIES ON THE STAPELEY PART DEVELOPMENT, A 10 MINUTE WALK FROM NANTWICH TOWN CENTRE.

SUMMARY

Entrance Canopy, Entrance Hall, Cloakroom, Living Room, Kitchen, Landing, Two Good Bedrooms, Shower Room, Gas Central Heating, uPVC Double Glazed Windows, Small Outside Seating Area, Designated Car Parking Space, Visitor Parking.

DESCRIPTION

The property was built in 2005 of brick under a tiled roof and comprises an interesting house in a block of eight similar homes. The property has been refurbished and enhanced over the last two years. The principle rooms enjoy a bright South Westerly aspect.

This is an ideal lock up and leave, investment, first time or downsizing opportunity and is offered for sale with no ongoing chain.

LOCATION & AMENITIES

Clonners Field is located on the Stapeley Park Development, on the Southern confines of Nantwich. The property lies about 1.5 miles from Nantwich town centre. However, the railway station and town centre is only a 5/10 minute walk via Cronkinson Oak, Station View and Wellington Road. Nantwich offers a comprehensive range of services with High Street retailers, banks, restaurants, leisure facilities and supermarkets. Crewe mainline railway station (4 miles) offers direct access to London Euston in 90 minutes and junction 16 of the M6 motorway is 10 miles. Chester 20 miles, Stoke on Trent 20 miles, Manchester and Liverpool 40 miles.

DIRECTIONS

Proceed out of Nantwich along Wellington Road (this becomes Audlem Road), over the level crossing, continue past Brine Leas High School to the traffic lights, turn left, take the second turning on the left into Hawksey Drive, proceed down Hawksey drive until you reach the roundabout, take the first exit (left) on to Clonners Field and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE CANOPY

ENTRANCE HALL

uPVC security entrance door, hanging fitting, wood laminate floor, radiator.

CLOAKROOM

White suite comprising low flush W/C and pedestal hand basin, wood laminate floor, radiator.





LIVING ROOM

15'8" x 11'6"

Two double glazed windows, understairs store, wood laminate floor, two radiators.

KITCHEN

8'10" x 5'7"

Stainless steel one and half bowl single drainer sink unit, cupboard under, floor standing cupboard and drawer units with worktops, wall cupboards, New World double oven and four burner gas hob with extractor hood above, Bosch dishwasher and washing machine (2023).

STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

Access to loft, cupboard housing Worcester gas fired combination boiler (2021).

BEDROOM NO. 1

10'6" plus wardrobes x 10'1"

Two double glazed windows, built in double wardrobe, radiator.

BEDROOM NO. 2

13'8" maximum x 6'8"

Two double glazed windows, radiator.

SHOWER ROOM

Refitted in 2024. White suite comprising low flush W/C and vanity unit with inset hand basin, walk in shower cubicle with rain head shower, fully tiled walls, inset ceiling lighting, designer radiator/towel rail.

OUTSIDE

A small, South West facing, flagged and gravelled seating area. Designated car parking space. Visitor car parking.

TENURE

Freehold.

SERVICES

All mains services are connected to the property.

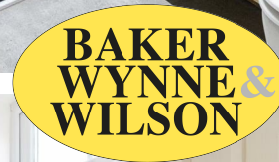
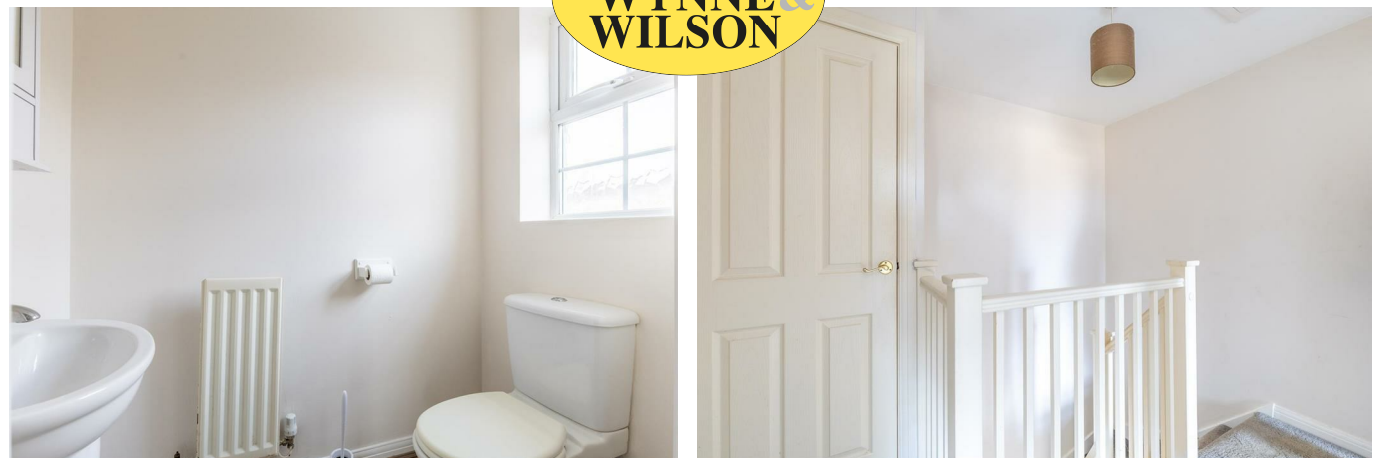
N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

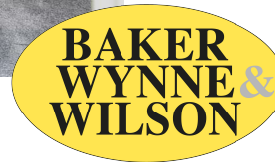
COUNCIL TAX

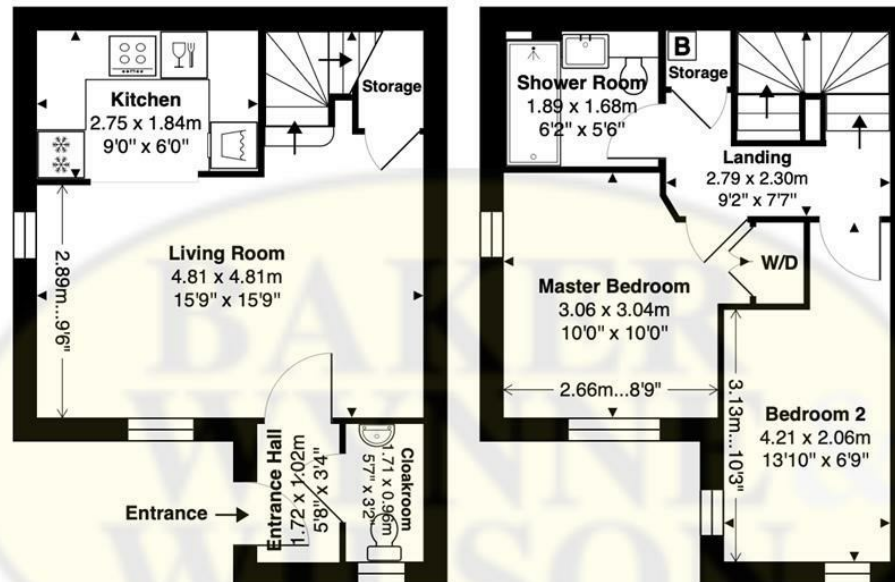
Band A.

VIEWINGS

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







Ground Floor
Floor Area: 26.8 m² ... 289 ft²

First Floor
Floor Area: 26.7 m² ... 288 ft²

109 CLONNERS FIELD, STAPELEY, NANTWICH, CHESHIRE, CW5 7GU

Approximate Gross Internal Area: 53.6 m² ... 576 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 produced by Leon Sancese from Green House EPC 2025. Copyright.

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