



**45 Mottram Drive, Nantwich, CW5 7NW**  
**£225,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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Situated within the highly sought-after residential area of Stapeley, Nantwich, this attractive four-bedroom semi-detached property offers well-presented and versatile accommodation ideal for families, first-time buyers, and professionals alike. Benefiting from a spacious living area, kitchen, four well-proportioned bedrooms, private rear garden, and off-road parking, the property is conveniently located close to excellent local schools, amenities, and transport links, providing easy access to Nantwich town centre and the wider Cheshire region.

### GROUND FLOOR

#### Lounge 10'9" x 12'6" (3.29m x 3.83m)

Wood effect laminate flooring with patio doors leading to the rear garden, curtains and electric fireplace

#### Kitchen 6'4" x 9'8" (1.95m x 2.96m)

Wood effect laminate flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

#### WC/cloaks

Vinyl flooring with 2 piece bathroom site in white and radiator

### FIRST FLOOR

#### Bedroom 8'8" x 12'5" (2.65m x 3.81m)

Wood effect laminate flooring with window to the rear elevation and curtains

#### Bedroom 8'2" x 6'2" (2.49m x 1.90m)

Wood effect laminate flooring with window to the front and blind

#### Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with curtain rail and radiator

### SECOND FLOOR

#### Bedroom 11'5" x 12'4" (3.49m x 3.77m)

Wood effect laminate flooring with window to the rear elevation and curtains

#### En-suite

Vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure and radiator

#### Bedroom 9'8" x 6'2" (2.96m x 1.90m)

Wood effect laminate flooring with window to the front elevation and curtains

#### EXTERNAL

Private well presented rear garden, enclosed by panel fencing with side access. Parking for 2 vehicles to the front of the property.