



6 Perch Avenue, Stapeley, Nantwich, CW5 7TU  
£469,995

PROPERTY  
PERSPECTIVE

## The Property Perspective

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Welcome to The Winterton – A Stunning Four-Bedroom Detached Home in Stapeley, Nantwich

Introducing The Winterton, an exceptional four-bedroom detached home located on Perch Avenue in the highly desirable area of Stapeley, Nantwich. Thoughtfully designed for modern living, this beautiful home blends style, space, and energy efficiency – making it an ideal choice for families and professionals alike.

Inside, the home offers bright, spacious living areas perfectly suited to both everyday life and entertaining. Contemporary finishes and carefully designed layouts create a warm, welcoming atmosphere throughout, while energy-efficient features help you live more sustainably and keep running costs down.

Upstairs, four well-proportioned bedrooms provide plenty of room for family life, with the main bedroom offering a peaceful retreat after a long day. The home is designed to deliver both comfort and practicality for modern households.

Outside, the property benefits from a single garage and driveway parking, providing convenient space for vehicles and storage.

The location is equally impressive. Families will appreciate the proximity to Ofsted 'Outstanding' schools, while commuters will benefit from being within walking distance of Nantwich train station, offering excellent links to Crewe, Manchester, and beyond.

With 105% Part Exchange available and an anticipated move-in this September, this outstanding home presents a fantastic opportunity to secure a stylish, energy-efficient property in one of the area's most sought-after locations.

Plot 186  
Freehold  
EPC rating TBC  
Council Tax TBC  
10 year structural warranty  
2 year builders defect  
Management fee £271.75 Per Annum

**Family 11'0" x 10'1" (3.35m x 3.07m)**

**Kitchen / Dining 12'11" x 11'4" (3.94m x 3.45m)**

**Lounge 10'9" x 18'5" (3.28m x 5.61m)**

**Utility 6'0" x 6'11" (1.83m x 2.11m)**

**WC 3'11" x 5'4" (1.19m x 1.63m)**

### 1st Floor

**Bedroom 1 13'0" x 10'2" (3.96m x 3.10m)**

**Ensuite 1 6'10" x 4'10" (2.08m x 1.47m)**

**Bedroom 2 bedroom 2 (bedroom 0.61m)**

**Bedroom 3 9'2" x 13'0" (2.79m x 3.96m)**

**Bedroom 4 10'8" x 11'2" (3.25m x 3.40m)**

**Bathroom 6'5" x 6'11" (1.96m x 2.11m)**

\* Subject to builders terms, conditions and price differentials

\*\* Developer to pay standard 1 property stamp duty plus further savings with no estate agents fees with Part Exchange

\*\*\* From Developers standard range and pricing.

\*\*\*\* Part Exchange cannot be utilised with any other incentive

**\*\*PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY\*\***

