



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

PROPERTY
PERSPECTIVE

The Property Perspective

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Welcome to this stunning four-bedroom detached home, The Winterton, located on Perch Avenue in the desirable area of Stapeley, Nantwich. Designed for modern living, this home combines style, comfort, and efficiency – making it the perfect choice for families and professionals alike.

At the heart of the home is the spacious open-plan kitchen, dining, and family area. This upgraded kitchen is finished to a high standard and features French doors opening onto the garden, creating a bright, social space perfect for entertaining or family life. A separate utility room adds convenience to your daily routine.

The bay-fronted lounge offers a cosy retreat for relaxing evenings, while upstairs you'll find four generous double bedrooms. The main bedroom benefits from its own en suite shower room, complemented by a well-designed family bathroom serving the remaining bedrooms.

This home is equipped with forward-thinking, eco-friendly features including argon-filled double glazing, photovoltaic panels, a waste-water heat recovery system, highly efficient insulation, and an electric car charging point – helping you live sustainably while saving on energy costs.

Outside, the property benefits from a single garage and driveway parking. Its location is ideal for families, with Ofsted 'Outstanding' schools nearby, and commuters will appreciate being within walking distance of Nantwich train station with excellent links to Crewe, Manchester, and beyond.

With 105% Part Exchange available and an anticipated move-in date this September, this property represents both a smart move and a fantastic opportunity to secure your dream home in a sought-after location.

Plot 186

Freehold

EPC rating TBC

Council Tax TBC

10 year structural warranty

2 year builders defect

Management fee £271.75PA

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****