



42 THALIA AVENUE | STAPELEY | NANTWICH | CHESHIRE | CW5 7RZ | OIRO £315,000



A highly attractive Three Bedroom, Three Bathroom Semi Detached House, well presented and boasting excellent family size accommodation over three floors. Situated on the popular Stapeley development in an edge of development cul de sac and close to the town, local schools & excellent transport links, the property occupies a superb position in a quieter locality within the 'David Wilson' development affording a pleasant outlook to the front.

The property is tastefully decorated throughout & briefly comprises;
Entrance Hall, Cloaks WC, open plan Kitchen Dining Family Room.

First Floor: Landing, spacious & naturally light Living Room with media wall, Shower Room, Bedroom Two. Second Floor Landing, Master Bedroom One with built in wardrobes & Ensuite Shower Room, Bedroom Three, and Family Bathroom.

The property benefits from an integral single garage & attractive paved double width driveway. There is also an additional parking space adjacent to the property enabling parking for three vehicles.

Timber gate to side providing access to the secure rear garden.

Laid to lawn there is also a good size patio / entertaining space.

UPVC Double Glazing & Gas Central Heating.

NOTE: full fibre to property of 1000 MB approx.

VIEWING IS STRONGLY RECOMMENDED





DIRECTIONS

Proceed from the Agent's Nantwich office & continue along Hospital Street to the mini island, bearing right, past Morrisons Supermarket. At the roundabout, bear left onto Wellington Road & proceed over the level crossing. Continue for 0.75 of a mile to the traffic lights, just after Brine Leas Secondary School, turn left into Peter De Stapleigh Way & continue to the second set of traffic lights at the crossroads. Turn right into London Road (A51) and turn right into the development (Winterberry Way). Take the left turn into Buttonbush Drive & turn right into Thalia Avenue. Continue to the far end into the cul de sac where the property will be observed on the right hand side.

STAPELEY

Stapeley is a popular edge of town location, with the benefit of a family friendly pub, Co-Op store & other shops within the established development. High demand for properties in the area is mainly due to the excellent schools that are located within easy travelling distance.

1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY - tel: 01270 625663. email: info@brineleas.co.uk (Ofsted good).

2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL - tel: 01270 685020. e-mail: admin@stapeleybl.cheshire.sch.uk (Ofsted outstanding).

3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ - tel: 01270 685155. email: peartreeprimaryadmin@cheshire.gov.co.uk (Ofsted good).

(Other excellent schools are also located within the town).

NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.







THE ACCOMMODATION:-
 With approximate dimensions, comprises;

OPEN PLAN KITCHEN DINING FAMILY ROOM
 15'7 max x 14'4 max

ENTRANCE HALL

CLOAKS WC







FIRST FLOOR LANDING

LIVING ROOM 15'7 max x 12'7 max





SHOWER ROOM

BEDROOM TWO 15'7 max x 10'10 max to wardrobe rear





SECOND FLOOR LANDING

ENSUITE SHOWER ROOM

MASTER BEDROOM ONE 15'7 max to wardrobe rear x 10'11





BATHROOM

BEDROOM THREE 11'4 x 8'8





EXTERIOR

INTEGRAL SINGLE GARAGE: With up & over door, power, light & plumbing for washing machine. The property benefits from an attractively paved double width driveway to the front. Timber gate to side leading to the family & pet friendly enclosed rear garden featuring lawn & seating / entertaining areas. Easy to maintain buyers can certainly further cultivate the space should they wish to.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains water, electricity, gas & drainage services are connected (subject to statutory undertakers costs & conditions). Gas central heating. **NOTE:** No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

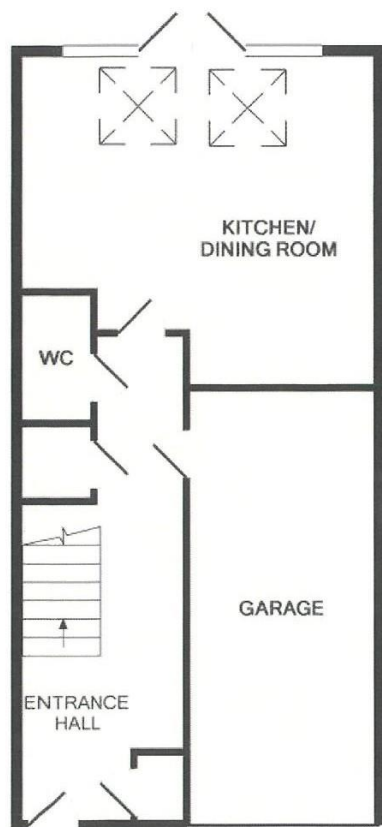
We can help you fund your new purchase with mortgage advice!
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further ** For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



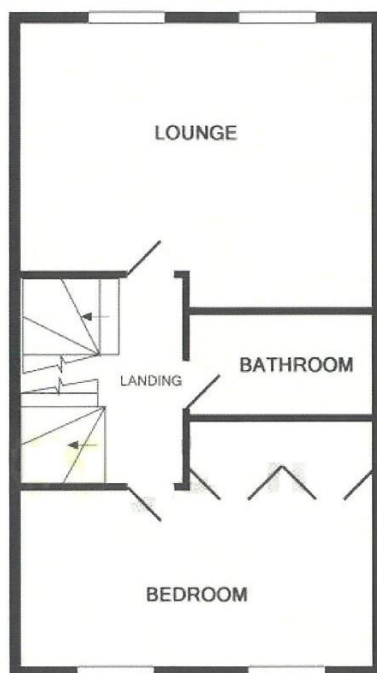
REAR GARDEN (ABOVE)

VIEW TO FRONT (BELOW)

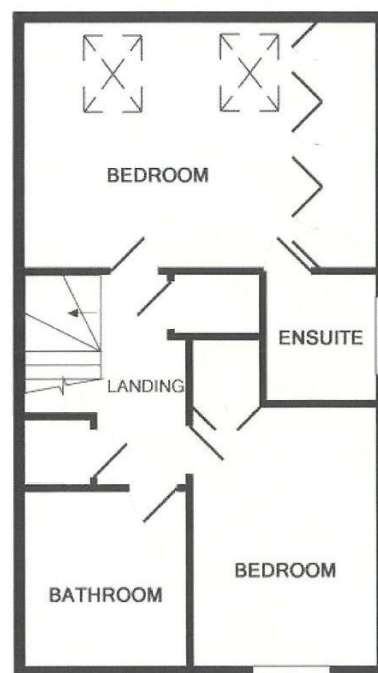




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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