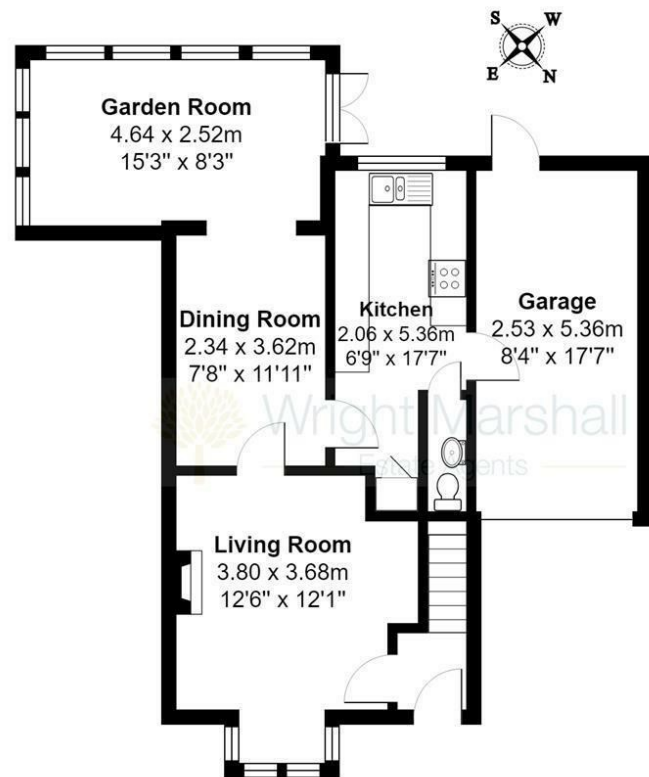




Wright Marshall
Estate Agents

7 PICKERING WAY, STAPELEY, NANTWICH CW5
7RE

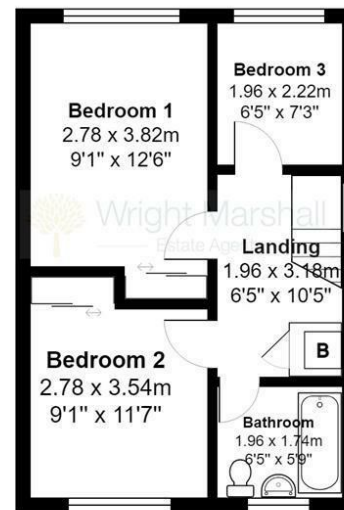
£1,250 PER CALENDAR MONTH



Ground Floor
Area: 49.8 m² ... 536 ft²

7, Pickering Way, Stapeley, CW5 7RE

Total Area: 86.4 m² ... 930 ft² (excluding garage)
All measurements are approximate and for display purposes only



First Floor
Area: 36.6 m² ... 393 ft²



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Nestled in the highly sought-after area of Stapeley, Nantwich, this delightful link-detached home on Pickering Way offers the perfect blend of comfort, space, and practicality – ideal for growing families or those seeking a welcoming, well-connected location.

Council tax band - D
EPC rating - D

DESCRIPTION

Inside, the ground floor features a bright and spacious layout, including a comfortable living room, a separate dining room, and a beautiful garden room filled with natural light, the perfect spot to relax and enjoy views of the charming rear garden. The modern kitchen comes complete with an under-counter fridge, washing machine, oven, gas hob, and extractor fan, with a convenient WC just off the hallway. Upstairs, you'll find three well-proportioned bedrooms, two with recessed wardrobes for additional storage. A stylish three-piece family bathroom, complete with a shower over the bath, serves all bedrooms. Outside, the driveway provides access to a single garage, offering ample parking and storage. The enclosed side and rear garden is perfect for family gatherings or unwinding at the end of the day, with a paved patio, established borders, a well-kept lawn, and a discreetly positioned storage shed tucked behind mature shrubbery.

LOCATION

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, including Brine Leas County Secondary School, Stapeley Broad Lane Primary School and Pear Tree School. 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.

DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street and turn right onto Pratchitts Road passing Morrisons supermarket. At the roundabout turn left onto Wellington Road and proceed over the level crossing. Continue along Wellington/Audlem Road and turn left at the traffic lights by Brine Leas Academy. Turn left into Hawksey Drive and turn left into Pickering Way where the property will be observed ahead on the corner.