



**CHESHIRE
LAMONT**

79 Hawksey Drive, Stapeley, Nantwich CW5 7GF

A very well situated three storey semi-detached townhouse in a sought after location and benefiting from a West facing garden, conservatory/garden room and adjoining single garage. Entrance hall, cloakroom, kitchen, lounge, two first floor bedrooms and bathroom and second floor master bedroom with en-suite shower room. Offered with NO CHAIN for early completion. Viewing recommended.

- A very well situated three storey semi-detached townhouse
- Within the highly sought after Stapeley Estate
- Benefiting from a West facing rear garden and adjoining single garage
- Entrance hall, cloakroom, kitchen, lounge and conservatory/garden room
- Two first floor bedrooms and family bathroom
- Second floor master bedroom with en-suite shower room
- Nearby to local amenities and Nantwich town centre
- NO CHAIN
- Viewing recommended

Agents Remarks

This well positioned semi-detached house is located within the highly sought after Stapeley Estate nearby to facilities for day to day requirements and nearby to Pear Tree Primary School, Stapeley Broad Lane Primary School, Weaver Primary School, St Annes Primary School and Brine Leas Academy Secondary School. Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Property Details

A path leads to a tiled pitched canopy porch with a double glazed panel door allowing access to:

Entrance Hall

With stairs ascending to first floor, high quality Oak effect flooring, radiator and a panel door leads to:



Cloakroom

With WC, corner fitted wash basin, radiator and a uPVC double glazed window.

From the Entrance Hall a panel door leads to:

Kitchen 9' 7" x 6' 9" (2.93m x 2.06m)

With a range of base and wall mounted units, tall unit incorporating shelving, four ring hob with filter canopy over, built-in electric oven, single drainer sink with mixer tap, part tiled walls, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to front elevation, radiator and extractor fan.

From the Entrance Hall a panel door leads to:

Lounge 12' 10" x 13' 5" (3.92m x 4.09m)

With a fireplace within surround, radiator, Oak effect flooring and sliding aluminium doors lead to:

Conservatory/Garden Room 12' 3" x 9' 10" (3.74m x 2.99m)

Of superior construction benefiting from pleasant aspects over the garden with uPVC double glazed windows, uPVC double glazed doors and Oak effect flooring.

First Floor Landing

With stairs ascending to second floor and a panel door to:

Bedroom Two 10' 3" max x 13' 5" (3.12m max x 4.09m)

With uPVC double glazed windows to rear elevation and radiator.

Bedroom Three 12' 3" x 6' 10" (3.73m x 2.09m)

With uPVC double glazed window to front elevation and radiator.

Bathroom

With a panelled bath incorporating shower over, pedestal wash basin, WC, uPVC double glazed window to front elevation and part tiled walls.

Second Floor Landing

With a Velux window to rear elevation, panel door to cupboard incorporating combination gas fired central heating boiler and a panel door leads to:

Bedroom One 11' 8" max x 10' 3" (3.56m max x 3.12m)

With uPVC double glazed eaves window to front elevation, panel door to walk-in wardrobe, access to roof space, radiator and a panel door leads to:



En-Suite Shower Room

With corner fitted shower cubicle incorporating electric shower over, WC, pedestal wash basin, Velux window and radiator.

Garage 17' 5" x 8' 8" (5.30m x 2.65m)

With up and over door and a personal door to rear.

Gardens

The property benefits from an enclosed West facing lawned rear garden bordered by wooden fencing and a gate to the rear allows access to a further parking area if required.

Tenure

Freehold.

Services

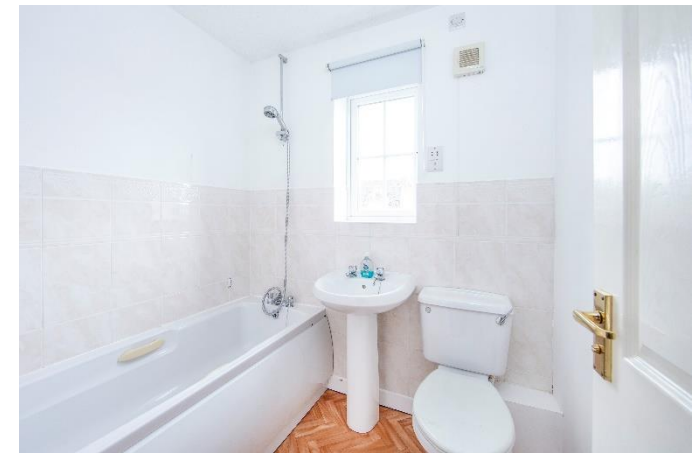
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

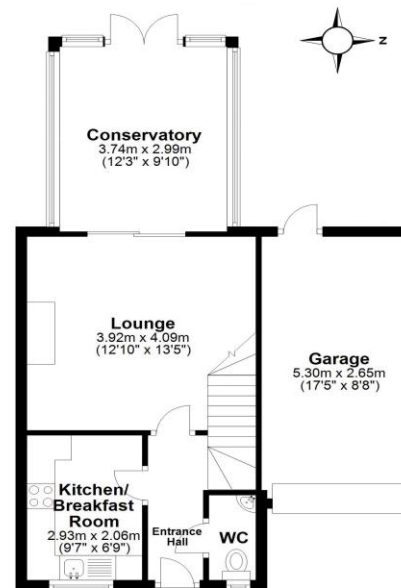
Directions

From the Nantwich office proceed along Wellington Road and past Brine Leas School, turn left at the traffic lights along Peter Destaplegh Way and turn second left onto Hawksey Drive, continue on Hawksey Drive and the property is on the left hand side.



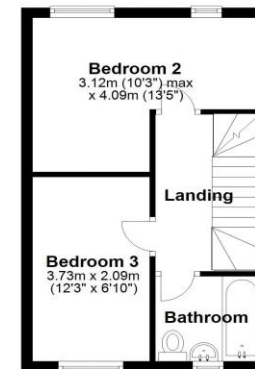
Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.7 sq. feet)

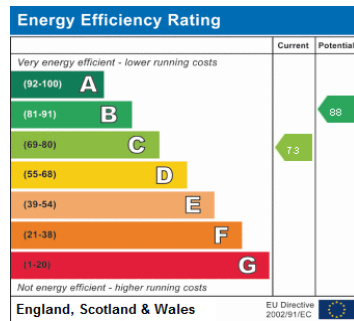


Second Floor

Approx. 19.8 sq. metres (213.5 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330