



5 Stoke Manor Flats , Chester Road, Stoke, Nantwich, CW5 6BT
Guide Price £395,000



In association with



Rare Three Bedroom Penthouse Apartment set in a manor house with Private Garden, Garage and Parking.

A unique opportunity to acquire a three-bedroom penthouse apartment within an original Manor House dating back to 1900. The property is one of very few apartments to benefit from its own private garden, together with parking for three vehicles and a large single garage. Spacious living accommodation is arranged across one floor with two reception rooms, three bedrooms and three bathrooms.

LIVING AREAS

Private entrance hall with wood laminate flooring, chandelier style lights and double glazed front window. Penthouse entrance with glass-panelled door, carpeted flooring and radiator.

Kitchen with laminate flooring, matching above and below counter cupboards, Bosch oven with electric hob and extractor fan above, sink, space for fridge freezer, plumbing for washing machine and dryer, tiled splashbacks and rear-facing double glazed window.

Dining hall with carpeted flooring, radiator, ceiling cornices, light fittings, spotlights and front-facing window.

Living room with carpeted flooring, three front-facing double glazed windows, electric fire, two radiators, ceiling cornices and light fittings.

Sitting room two with wooden flooring, gas fireplace with the combi boiler housed behind it, radiator, light fittings and rear-facing window.

BEDROOMS

Bedroom One with carpeted flooring, radiator, three front-facing double glazed windows overlooking green space, and walk-in wardrobe area.

Bedroom Two with carpeted flooring, radiator, ceiling cornices, wall lights, ceiling light fitting and rear-facing window.

Bedroom Three with carpeted flooring, light fittings and side-facing double glazed window.





BATHROOMS

En-suite to Bedroom One with tiled flooring, shower cubicle, pedestal sink, low flush W/C and light fitting.

En-suite to Bedroom Two with tiled flooring, part tiled walls, shower cubicle, pedestal sink, low flush W/C and light fitting.

Family bathroom with three-piece suite comprising panelled bath, walk-in shower and wall-hung sink.

Finished with tiled floor, part tiled walls, radiator, light fittings and side-facing double glazed window.

Cloakroom with low flush W/C, pedestal sink, tiled floor, part tiled walls, radiator and frosted double glazed window.

GARDEN

Generous private garden, seldom available with apartments, offering space for entertaining, outdoor storage or additional parking if required.

OUTSIDE

Approached via a shared driveway with lawned areas to either side, one of which is included in the purchase. A large archway leads into the courtyard with access to the garage and front entrance. Gravel frontage provides an additional parking space and houses the Calor gas storage.

GARAGE

Large single garage with sliding door.

TENURE

Leasehold

SERVICES

Mains water and electricity. Septic tank drainage.

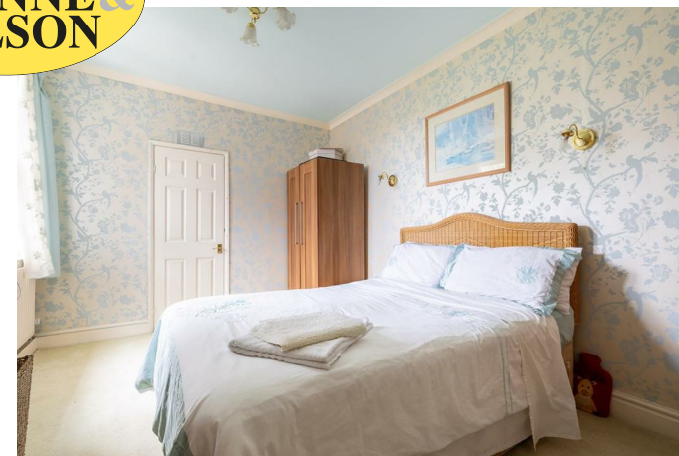
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

Band C

VIEWINGS

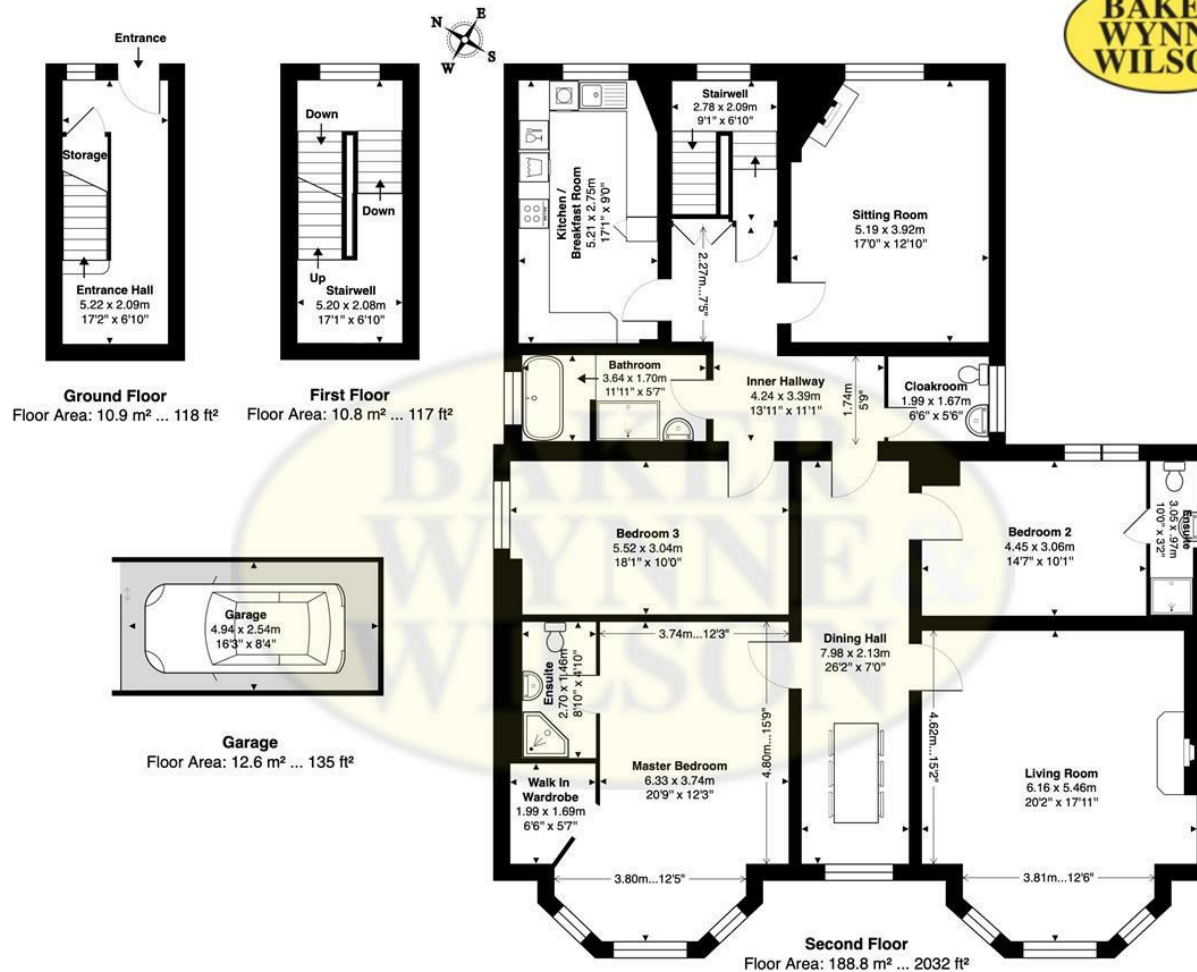
By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich. (Tel No: 01270 625214).
B602





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Approximate Gross Internal Area: 223.1 m² ... 2401 ft² Includes Garage

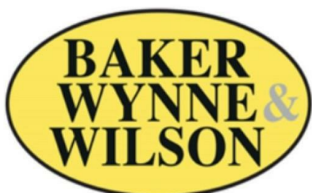
Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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