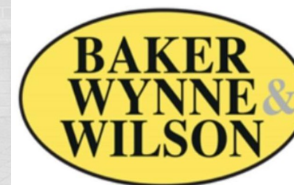




6 Stanyer Court, Nantwich, Cheshire, CW5 7RT

Guide Price £269,500



*In association with*





Spacious and Versatile Three-  
Storey Town House in a Quiet  
Cul-de-Sac



**BAKER  
WYNNE &  
WILSON**





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WILSON**





## LOCATION AND AMENITIES

Stanyer Court forms part of the Stapeley Park Development on the Southern confines of Nantwich located approximately one mile from Nantwich town centre. Stapeley is a popular edge of town location with the benefit of a family friendly public house, co-operative store, Chinese and Indian takeaways and other day to day facilities. Pear Tree Primary school is located within the development and is a feeder school for Brine Leas High School/BL6 Sixth form. Other primary schools nearby are St. Annes and the The Weaver primary school.

Nantwich town offers a range of boutiques and renowned local retailers, along with some major multiples. The larger business centre of Crewe, with fast intercity railway service (London

Euston 90 minutes, Manchester 40 minutes) is 4 miles and the M6 motorway (junction 16) is 8 miles, Chester 20 miles, The Potteries 15 miles, Manchester and Liverpool 40 miles. Nantwich Railway station is 10 minutes walking distance.

## DESCRIPTION

Tucked away in a peaceful cul-de-sac, this well-maintained four-bedroom town house offers bright, flexible living across three floors. With multiple reception areas, two bathrooms, and a private garden, the property is ideal for families, professionals, or those seeking work-from-home space.

## GROUND FLOOR

As you enter the property, you're welcomed into a bright entrance hall with access to a convenient cloakroom and useful understairs storage.





To the front of the property is a versatile reception room — ideal as a home office, snug, or playroom. To the rear, the spacious kitchen and dining area opens directly onto the garden through patio doors. The kitchen is fitted with matching wall and base units, a gas hob and oven, and includes plumbing for both a dishwasher and washing machine. The boiler is also located here.

On the ground floor, all rooms feature double-glazed windows, radiators, and ceiling light fittings. The entrance hall and cloakroom are finished with wood flooring, the kitchen/dining room has a tiled floor, and the bedroom is carpeted.

#### FIRST FLOOR

The first floor comprises a generously sized Living Room with a Juliet balcony overlooking the garden

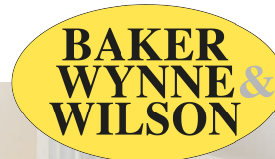
— an ideal space for relaxing or entertaining. Also on this level is a comfortable Double Bedroom located at the front of the property.

The Living Room features wood flooring, while the Bedroom is carpeted. Both rooms are fitted with double-glazed windows, radiators, and light fittings.

#### SECOND FLOOR

On the top floor, you'll find two further Bedrooms and two Bathrooms. The Master Bedroom is positioned at the front of the property and benefits from an En-suite shower room, which includes a shower cubicle, pedestal sink, and low flush W/C.

The family bathroom features a panelled bath with shower over, pedestal sink, and low flush W/C.





Both bathrooms are finished with vinyl flooring, frosted double-glazed windows, radiators, and light fittings. The bedrooms have carpeted floors and are similarly fitted with double-glazed windows, radiators, and ceiling lights.

#### GARDEN

The rear garden offers a combination of lawn and patio, ideal for relaxing or entertaining. A paved path leads to the rear gate, providing pedestrian access. The garden is fully enclosed with fencing.

#### OUTSIDE

The property benefits from off-road parking for two vehicles and enjoys a quiet, tucked-away position within a cul-de-sac.

**COUNCIL TAX BAND  
BAND C**

**TENURE  
FREEHOLD**

#### SERVICES

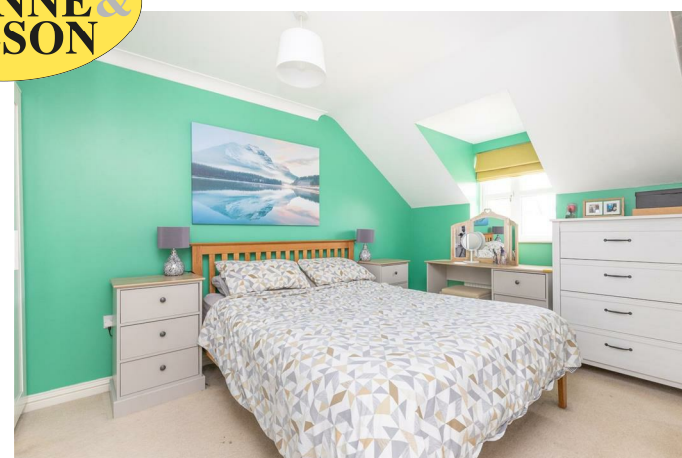
Mains water, electricity, gas and drainage are connected to the property.  
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore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

#### VIEWING

By appointment with Baker  
Wynne and Wilson  
012370 625214



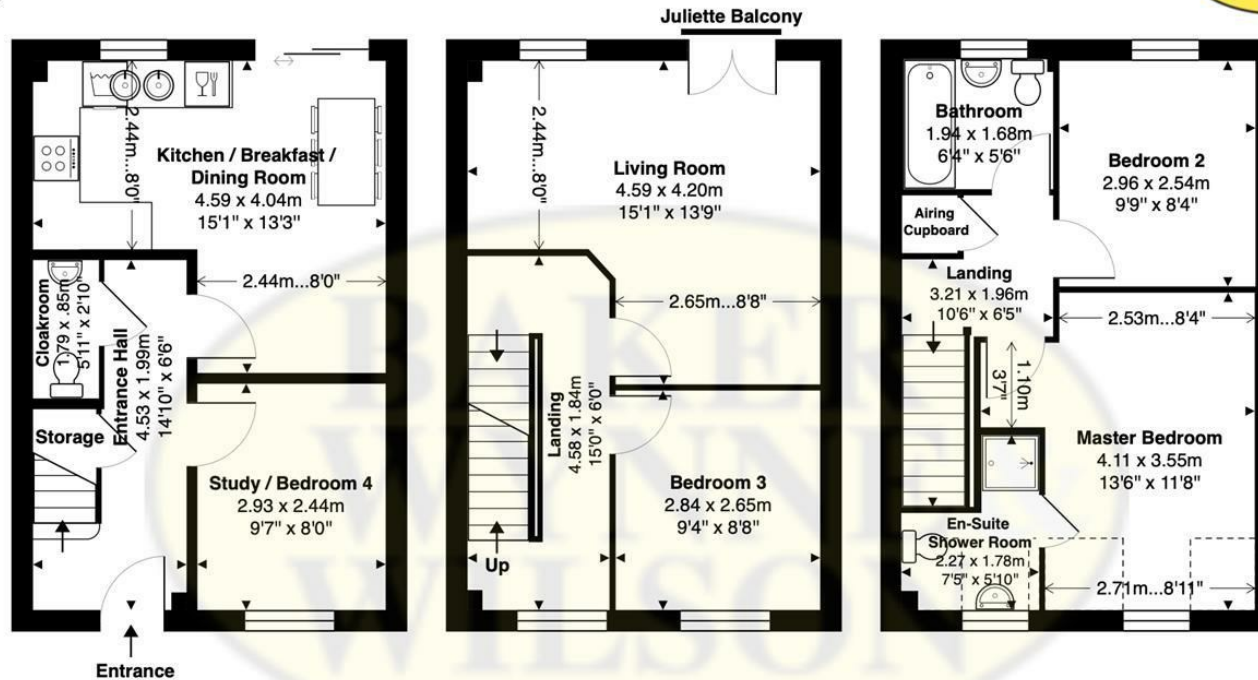
**BAKER  
WYNNE &  
WILSON**











**Ground Floor**  
Floor Area: 32.5 m<sup>2</sup> ... 350 ft<sup>2</sup>

**First Floor**  
Floor Area: 32.5 m<sup>2</sup> ... 350 ft<sup>2</sup>

**Second Floor**  
Floor Area: 32.5 m<sup>2</sup> ... 350 ft<sup>2</sup>

## 6 STANYER COURT, STAPELEY, NANTWICH, CHESHIRE, CW5 7RT

Approximate Gross Internal Area: 97.5 m<sup>2</sup> ... 1049 ft<sup>2</sup>

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		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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