



46 Thalia Avenue, Stapeley, Nantwich, CW5 7RZ
£175,000

**BAKER
WYNNE &
WILSON**

A desirable modern three bedroom/two-bathroom semi-detached end mews affordable house to buy (70%) with front and immediately opposite parking spaces. Set within a cul de sac overlooking an area of designated open space and enjoying a southerly forward aspect. Perfectly situated close to secondary and primary schools, a family friendly pub, Co-op store & other shops.

DIRECTIONS

What3words /// massing.interrupt.rift

APPROXIMATE DISTANCES

Crewe Railway Station 4 miles (London 1 hour and 35 minutes) - M6 motorway junction 16, 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45-minute drive

SCHOOLS

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 walking or travelling distances.

- 1) Brine Leas County Secondary School, Audlem Road, Nantwich, CW5 7DY
- 2) Stapeley Broad Lane Primary School, Broad Lane, Stapeley, Nantwich, CW5 7QL
- 3) Pear Tree School, Pear Tree Field, Stapeley, Nantwich, CW5 7GZ

NANTWICH OUT AND ABOUT

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, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station.

Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.



GENERAL REMARKS

Noteworthy features

1. Two additional parking spaces to front
2. Open aspect to front.
3. Professionally landscaped garden
4. Close to Pear Tree Primary School.
5. Offered for sale at 70% of (£250,000). No rent payable or additional charges by the current owner.

AFFORDABLE HOUSING SCHEME CRITERIA

Low-Cost Housing

Cheshire East Council, Westfields, Middlewich Road, Sandbach, Cheshire. CW11 1HZ

Below are the criteria that needs to be met for any prospective purchase to qualify: as follows:

AFFORDABLE HOUSING RULES:

The scheme rules for the affordable homes on Stapeley Water Gardens development are: To be a first-time buyer or someone who has not owned a home in the last 2 years. To live or work in Cheshire East or have an immediate (sibling/parent/child) family member who lives in the area. To send a letter (along with the application form) from an independent financial advisor which confirms to us that the buyer/s could not afford the home at its open market value. If a gift amount is being given to the buyer/s, please also send a letter from the family member providing the gift.

Details on the scheme can be found here:-
<https://www.cheshireeast.gov.uk/housing/affordable-housing/affordable-housing.aspx>

THE ACCOMMODATION BRIEFLY COMPRISES

GROUND FLOOR

HALL

Radiator, laminate floor.

CLOAKROOM/WC

Close coupled WC, pedestal wash hand basin



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SITTING ROOM

15'0" x 12'1"

Fibre broad band connection

Bay upvc double glazed bay window to front sunny elevation

Hive smart central heating control (Two zones – ground and first floor)

Understairs store cupboard

BREAKFAST/KITCHEN

15'4" x 10'10"

Modern fitted units to three elevations providing extensive base and wall cupboard storage space .Inset stainless steel sink unit with fexi hose mixer tap. Drawer storage.

Space for washing machine. Logic combi ESP135 gas fired boiler.

Fitted appliances include-

Zanussi electric single oven and four ring gas hob with back plate.

Space for fridge freezer. Appliance by separate negotiation.

Canopy Hood with light.

Space for breakfast table

Upvc patio double glazed doors to exterior.

Radiator.

Note. Switch connection for pelmet light installation option.

FIRST FLOOR

LANDING

Access to loft

Built in storage/ Linen cupboard.

BEDROOM 1

10'7" x 9'5"

Built-in open wardrobes

2 upvc double glazed windows

Radiator

EN SUITE SHOWER

Double screen door enclosed fully tiled cubicle with Aqualisa electric shower, Pedestal wash hand basin, close coupled WC

Ceramic tile floor. Column towel radiator. Mirrored front wall cabinet.

BEDROOM 2

12'8" x 8'1"

Radiator

BEDROOM 3

7'5" x 7'0"

Radiator

BATHROOM

Modern suite comprising Panel bath with tiled surround, close coupled WC, pedestal wash hand basin.

Wood effect laminate floor.

Column towel rail.

EXTERNALLY

See attached plan edged.

Professionally landscaped spit level rear garden with quality artificial grass and retaining sleeper edges, Steps to upper Indian stone level. Painted close boarded fencing with side access gate. Outside electric sockets, Indian stone patio, exterior lights & tap. parking to the front with additional spaces opposite. provision internally for outdoor light connection.

Note, Certain wooden blinds as fitted are included in the sale price

CONSTRUCTION

The property is constructed of traditional external brick under a tiled roof.

TENURE

Freehold House

COUNCIL TAX

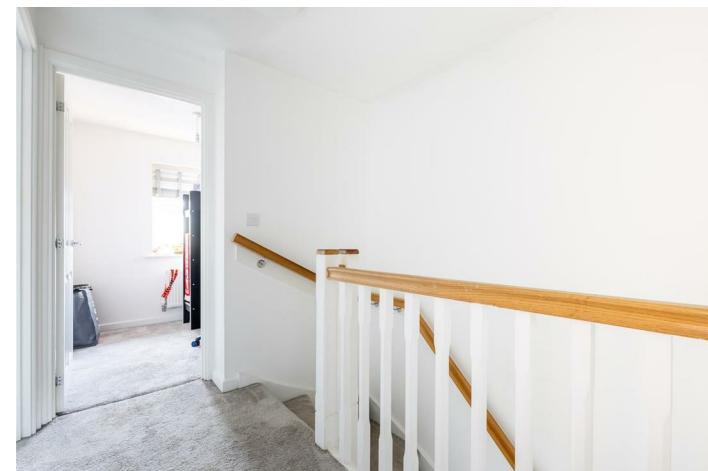
SERVICES

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

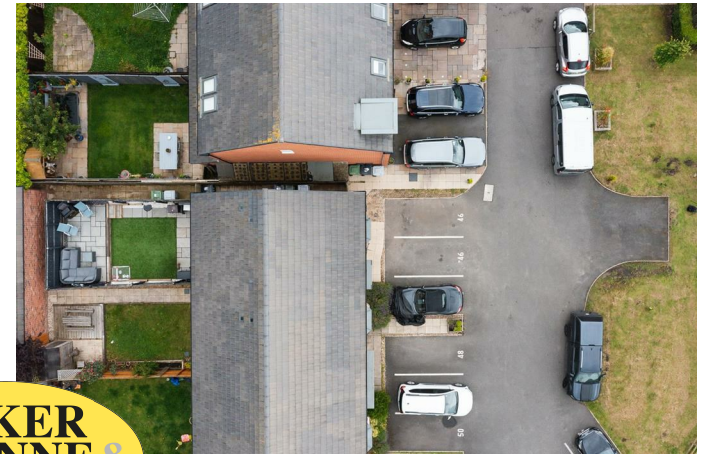
By appointment with BAKER, WYNNE & WILSON. 38 Pepper Street, Nantwich.





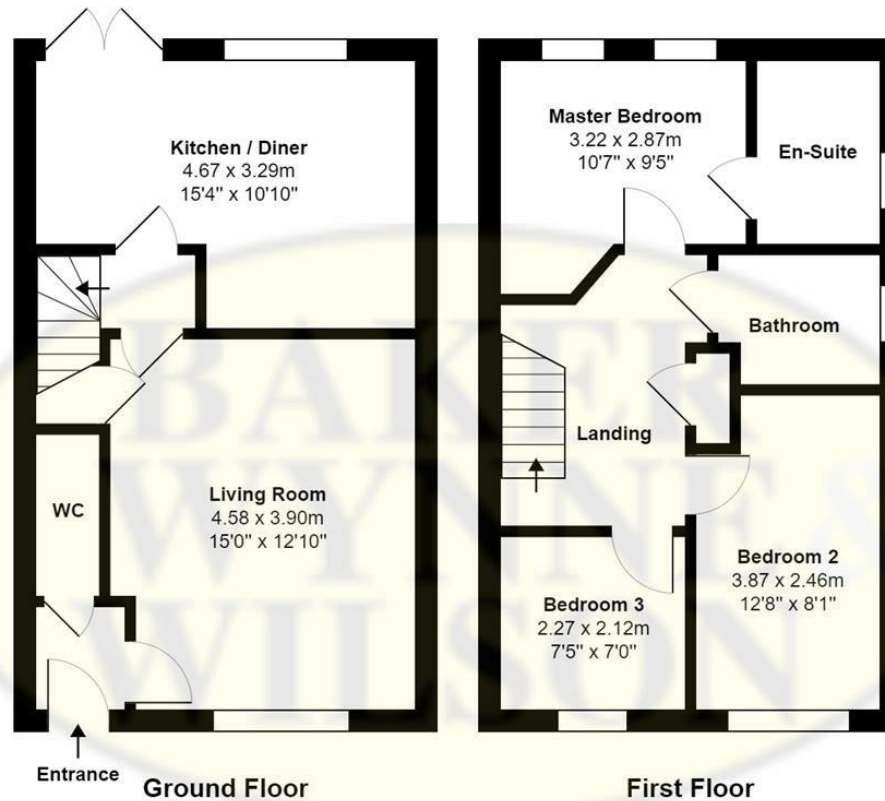
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Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan not measured by and reproduced by Green House EPC Ltd 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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