



31 Pickering Way, Stapeley, Nantwich, CW5 7RE
Guide Price £245,000



In association with



Modern Three-Storey Townhouse with Versatile Living Space and Recently Redecorated

LOCATION AND AMENITIES

Pickering Way forms part of the Stapeley Park Development on the Southern confines of Nantwich located approximately 1 mile from Nantwich town centre. Stapeley is a popular edge of town location with the benefit of 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

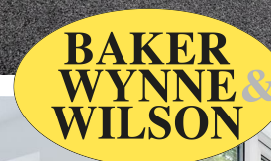
This beautifully presented three-bedroom townhouse has been recently redecorated and benefits from new carpets throughout. Set across three floors, the property offers spacious accommodation, a private garden, and convenient parking.

GROUND FLOOR

You are welcomed into the property via a bright entrance hall, which provides access to a ground-floor cloakroom. The kitchen is located at the front of the home and is fitted with matching wall and base units, an electric hob with oven, a stainless steel sink, and plumbing for both a washing machine and dishwasher.

To the rear of the property is a generously sized living and dining room, offering an abundance of natural light from a side window and a conservatory, which opens directly onto the garden.

The entrance hall, kitchen, and cloakroom are finished with wood-effect laminate flooring, while the living/dining room and conservatory are newly carpeted. All rooms feature double-glazed windows, radiators, and light fittings.





FIRST FLOOR

On the first floor are two well-proportioned bedrooms, one double and one single, along with the family bathroom, which comprises a panelled bath, pedestal sink, and low flush W/C. The bedrooms have been newly carpeted and the bathroom features wood-effect laminate flooring. Each room includes double-glazed windows, radiators, and ceiling lights.

SECOND FLOOR

The top floor is home to the spacious master bedroom, with a carpeted floor, double-glazed window, radiator, and light fittings. The adjoining en-suite features a Velux window and includes a shower cubicle, pedestal sink, and low flush W/C, finished with laminate flooring.

GARDEN

The rear garden is a private and low-maintenance outdoor space, featuring a large patio area and a smaller woodchipped section ideal for gardening or planting. It is enclosed by a combination of brick walls and fencing, with gated rear access for added convenience.

OUTSIDE

The property benefits from two parking spaces, one to the side of the house and another located in front of the garage, which is situated to the rear.

TENURE

Freehold
Leasehold Garage

SERVICES

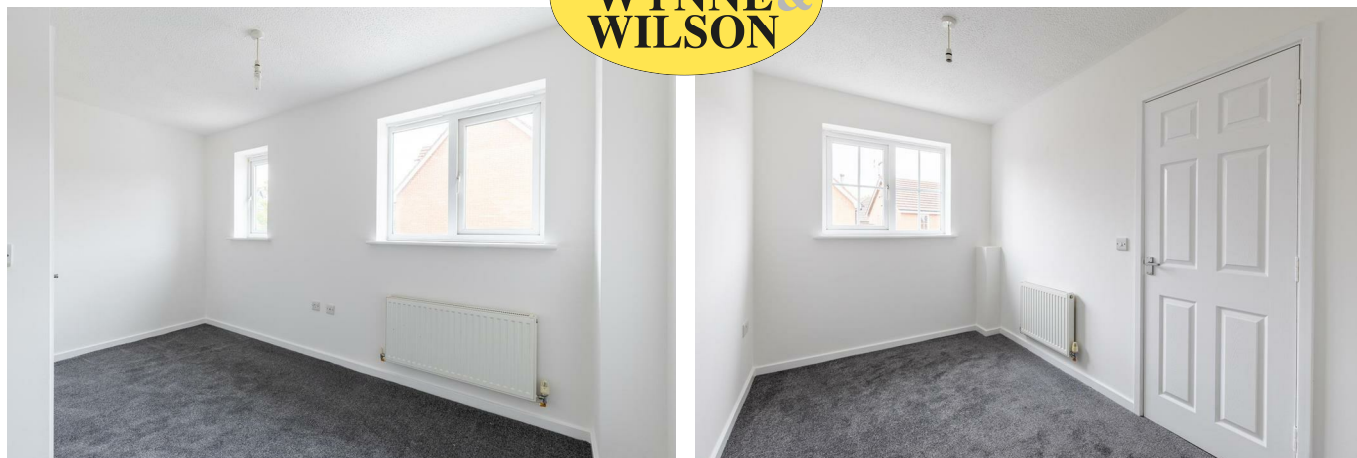
All mains services connected to the property.
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to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

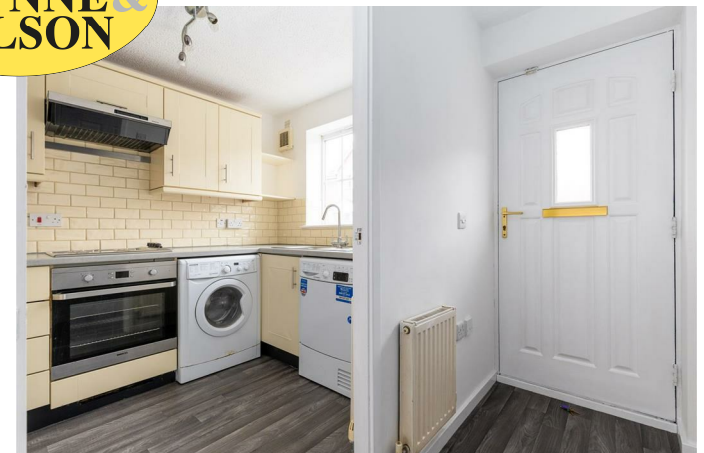
COUNCIL TAX

Band C

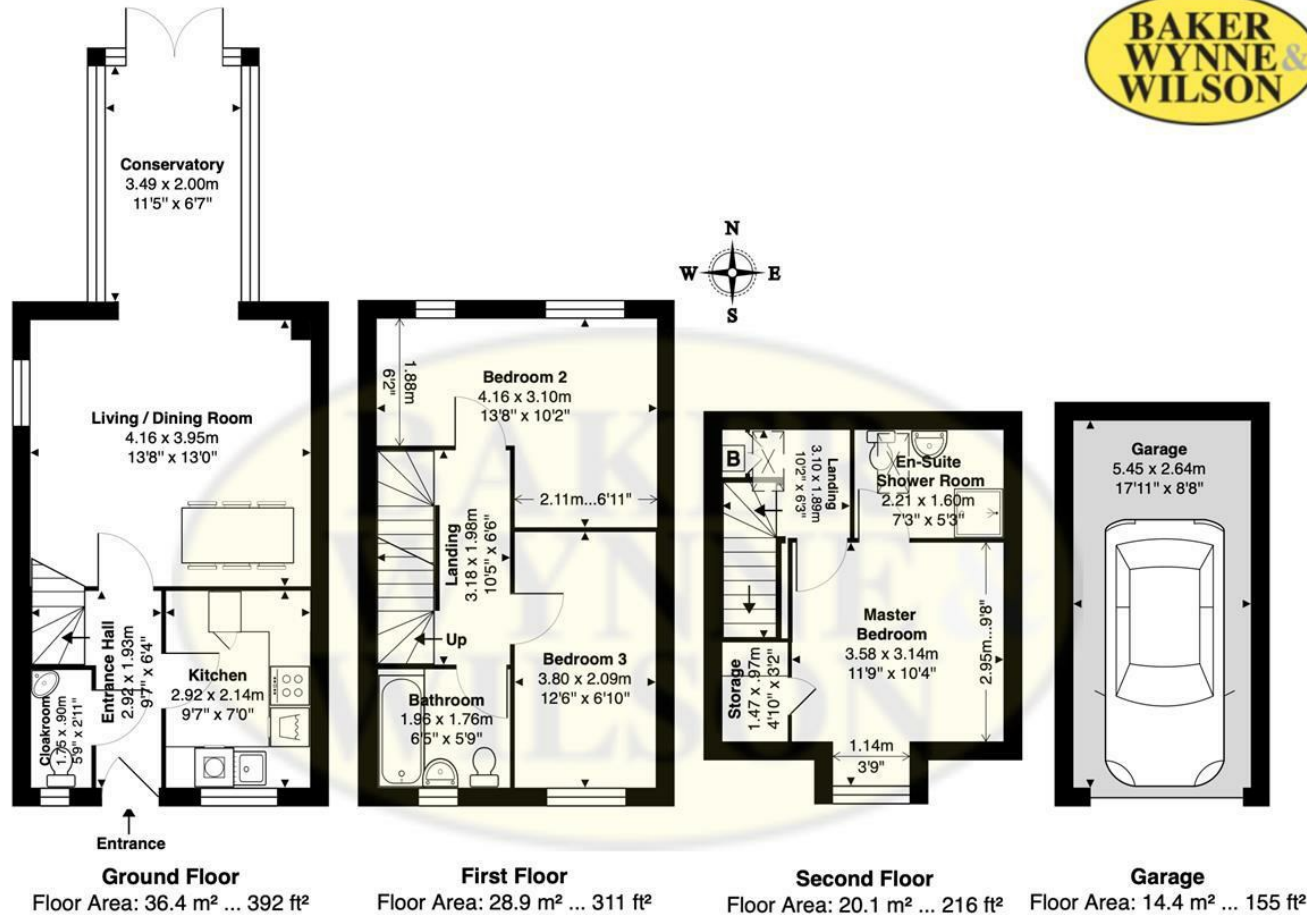
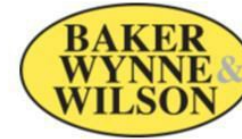
VIEWING

By appointment with Baker Wynne & Wilson
01270 625214





**BAKER
WYNNE &
WILSON**



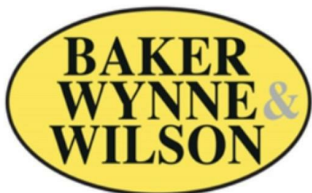
31 PICKERING WAY, STAPELEY, NANTWICH, CHESHIRE, CW5 7RE

Approximate Gross Internal Area: 99.7 m² ... 1073 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		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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