



16 Copley Walk, Nantwich, CW5 5UJ
Guide Price £249,000



In association with



Spacious Three-Bedroom Townhouse with Private Garden and Garage

DESCRIPTION

16 Copley Walk is a well-proportioned three-bedroom mid-terrace townhouse arranged over three floors. Offering flexible accommodation and excellent potential, the home is within walking distance of Nantwich's town centre.

DOWNSTAIRS

The ground floor provides a flexible and practical living space. Off the entrance hall is a versatile room which could be used as a bedroom or a home office. A modern shower room with a walk-in shower, pedestal sink, and low flush W/C serves this level, while a utility room to the rear offers plumbing for a washing machine and provides direct access to the garden.

FIRST FLOOR

The first floor features a bright and generous lounge and dining room, with views across the private garden. An electric fire creates a cosy central feature in the living space. The adjacent kitchen is fitted with a range of matching wall and base units, a four-ring gas hob with oven and extractor above, an integrated dishwasher, and space for a fridge.



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SECOND FLOOR

The top floor houses two well-sized double bedrooms. The master bedroom includes an en-suite shower room, while the second bedroom benefits from two built-in storage cupboards. A family bathroom with a panelled bath, pedestal sink, and low flush W/C completes the upstairs accommodation.

GARDEN

The property has a well proportioned garden which comprises of a flagged walk way and lawned area. the garden is surrounded

OUTSIDE

To the front of the property is driveway parking for one car, along with a single garage providing additional secure parking or useful storage space.

TENURE

LEASEHOLD

COUNCIL TAX

Band D

SERVICES

All Mains services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, 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.

VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214



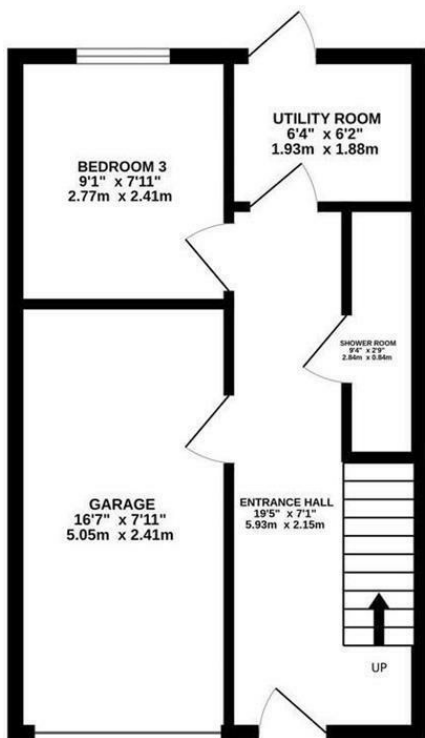
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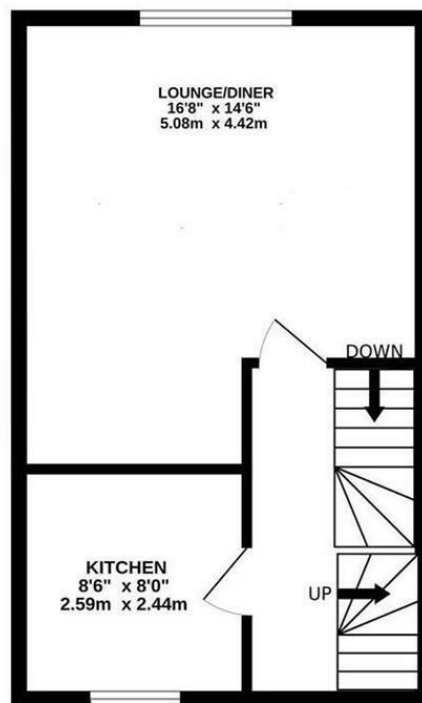


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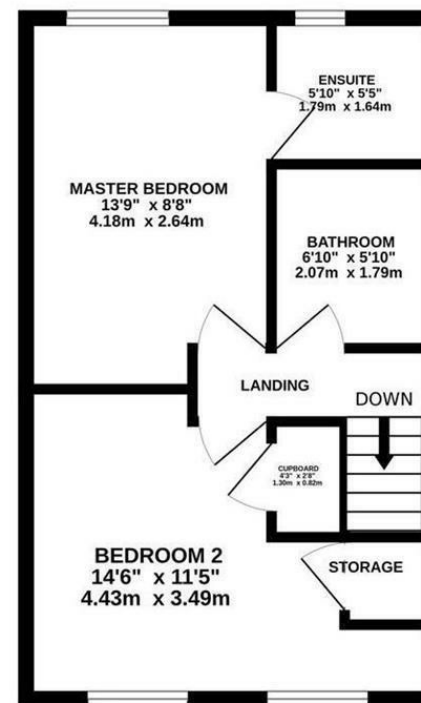
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

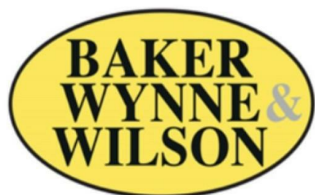


TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		81
(69-80) C		
(55-68) D	68	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property



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