



Helping *you* move



The Coach House, Checkley Lane, CW5 7QA

A beautifully presented Three Bedroom Detached Coach House set in the rural Cheshire hamlet of Checkley, with an unusual upside-down layout and impressive Principal Bedroom Suite - and is offered to the market with No Upward Chain.

Offers in the Region of
£475.000

Overview

- Three Bedroom Detached Coach House in a Rural Courtyard Setting
- Offered with No Upward Chain
- Unusual 'Upside/Down' Layout
- Three Bedrooms, Two with En Suites, Bathroom
- Open Plan Kitchen/Dining Room
- Spacious Living Room with Log Burner
- Generous Garden, Summerhouse, Timber Pergola
- Patio, Parking for 2-3 Cars
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Brief Description

Off the dual-height Entrance Hall is Bedroom Two with En Suite Wet Room, Bedroom Three, the Bathroom with a white Villeroy and Boch suite, and the Principal Bedroom Suite with a Dressing Room with bespoke wardrobes and French doors out to the Garden, and a smart En Suite with corner shower, Porcelenosa W.C., wash hand basin, brassware and tiling.

To the first floor is a Cloaks/WC and the Gallery Landing opens to the generous Dining/Kitchen has a range of Shaker-style units, with a Britannia 5-burner range, Belfast sink, integrated dishwasher and space for your washing machine and fridge freezer and a stable door to steps down to the side of the property. Steps lead down to the spacious Lounge with a platform Study, feature beams, porthole windows, a log burning stove and French doors overlooking the Garden.

The pretty, mature enclosed Garden has a central lawn, timber pergola, fully insulated Summerhouse with light and power, a Garage that's currently used as a workshop with storage, and parking to the front of the property for 2-3 cars.

Location

Checkley is a rural Cheshire hamlet in a great location for Nantwich, Newcastle-under-Lyme, Keele - and M6 J16 is just a fifteen-minute drive away.

The pretty villages of Betley and Woore are the closest for local shops, pubs, Post Offices, Primary Schools and a Doctors' Surgery, with a wider range of shops and facilities in Nantwich and Newcastle-under-Lyme.



Your **Local** Property Experts

01630 653641



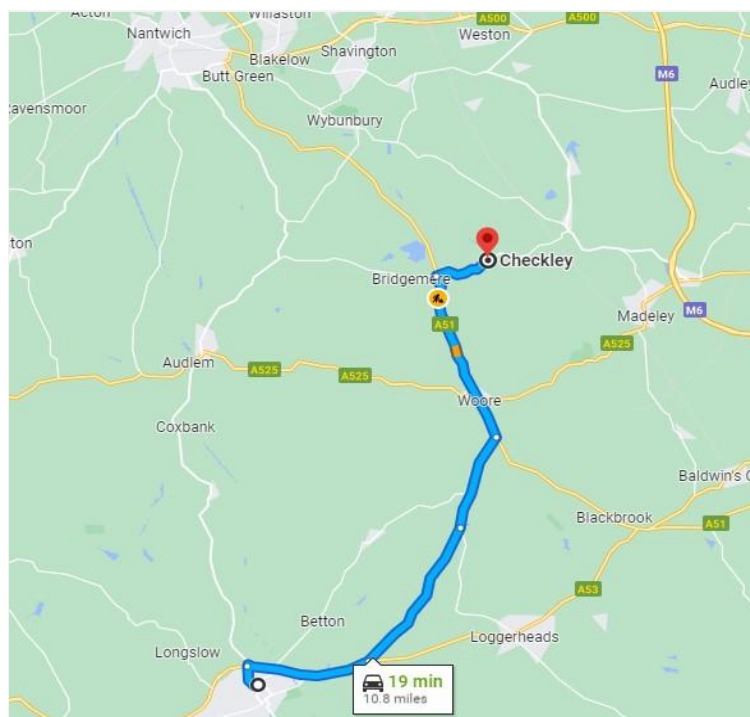
Useful Information

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: Newport@barbers-online.co.uk

SERVICES: We are advised that mains electricity, water and drainage services are available, with LPG gas central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Cheshire East Council, Crewe, CW1 2BJ



DIRECTIONS: From Market Drayton take the A53 towards Newcastle-under-Lyme, turning left at Red Bull on B5415. At the T-junction, turn left and travel through Knighton, turning left at the next T-junction. Travel through Woore, then turn right onto Checkley Lane where the property is approximately 0.7 miles on your right and can be identified by our For Sale sign.

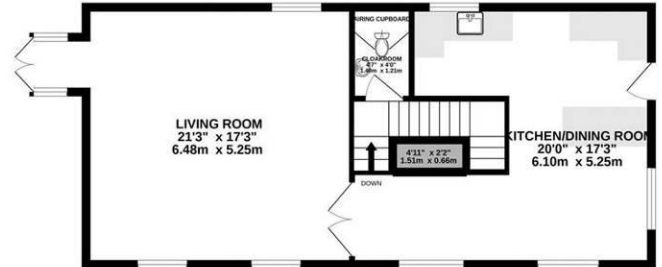
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



FIRST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.1 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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If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820239

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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