

Offers in Excess of
£175,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



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5 REASONS WHY WE LOVE THIS HOUSE:

- 1 Two double bedroom end terrace, perfect for those looking to get onto the property ladder, looking to downsize or requiring the next investment opportunity, offered FOR SALE with NO UPWARD CHAIN!!
- 2 Generous and versatile reception rooms including a separate living room and dining room that could also be used as a sitting room, providing the perfect social space and a kitchen to the rear with integrated cooking appliances completing the ground floor layout.
- 3 Situated in the beautiful village of Woore with a variety of amenities right on the doorstep and the larger market towns of Nantwich, Market Drayton and Newcastle-under-Lyme all just a short drive away.
- 4 Spacious upper floor accommodation with two double bedrooms and a modern main three piece bathroom to cater for your needs.
- 5 Off road parking to the front, a private enclosed garden to the rear of the property and right of way access over next door (9 London Road) with a pathway leading to Woore cricket club, ideal for a peaceful stroll.



EPC: E

8 London Road
Woore, Shropshire, CW3 9SF

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London is calling for you to discover this spacious two double bedroom end terrace on London Road in the beautiful village of Woore, offered FOR SALE with NO UPWARD CHAIN!! Located on the boundary of the counties of Staffordshire, Shropshire and Cheshire, sits this superb property in a great location with excellent amenities right on the doorstep including the local village post office, convenience store and classic country pubs whilst the larger market towns of Nantwich, Market Drayton and Newcastle-under-Lyme are just a short drive away and offer a wide range of independent business including shops, cafes, boutiques and restaurants along with larger supermarkets, highly accredited primary and secondary schools. Those needing to commute will have no concerns due to the excellent road links via the A51 and A525 giving you efficient access to the larger local towns and the M6. The property provides fantastic versatile and generous living spaces throughout, including a living room with traditional fireplace to the front aspect, a separate dining room with under stair storage and spacious enough to host a further sitting room at the focal point of the property and a kitchen to the rear with integrated cooking appliances including an oven/grill, a four ring electric hob, a single bowl sink unit inset, breakfast bar and space for a washer/dryer. The first floor further boasts two double bedrooms and a modern main three piece bathroom with shower over bath, hand wash basin and WC. Externally, there is gravelled off road parking to the front of the property, a private enclosed rear garden with laid to lawn and right of way access over next door (9 London Road) with a pathway leading to Woore cricket club, simply perfect for a peaceful stroll and dog walkers. Don't hesitate and call our Nantwich office today to secure your viewing!!

Location

Woore is a quaint village located in the north-east of Shropshire and situated on the boundary with the counties of Cheshire and Staffordshire. The village

offers a good range of facilities including:- general store (open 7 days a week) with post office that provides banking facilities; 'good' OFSTED rated primary school; Artisan bakery; two public houses; village hall with activities including flower, bridge, and film clubs; Anglican and Methodist churches; tennis, cricket, and lawn bowling clubs; and garden centre. For a more comprehensive range of facilities the market towns of Nantwich, Market Drayton, and Newcastle-Under-Lyme are all within 9 miles distance of Woore. The village is also conveniently situated for those requiring good transportation links. Crewe and Stoke railway stations are within 10 and 12 miles respectively, between them providing direct links to major cities including London, Manchester, Liverpool, Birmingham, and Glasgow. Junctions 15 and 16 of the M6 are within 10 and 12 miles respectively allowing convenient road access to the north and south, whilst airports within a reasonable travel time include Manchester (40 miles approx), Liverpool (45 miles approx), East Midlands (55 miles approx), and Birmingham (60 miles approx).

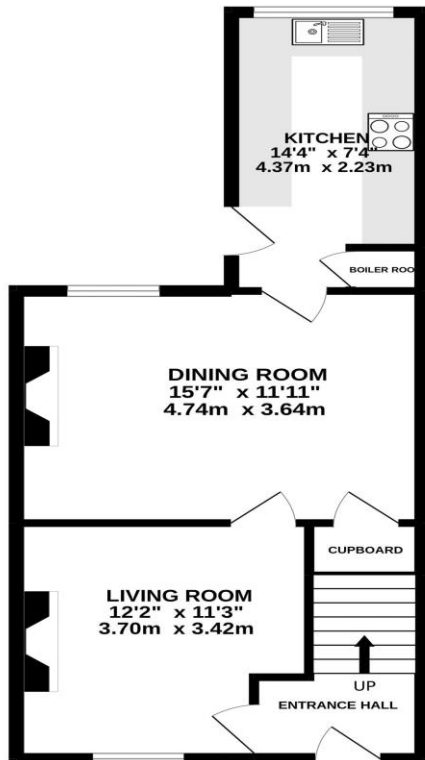
Directions

From the Nantwich office proceed along Pillory Street and around onto Hospital Street and at the mini roundabout take the first exit continuing on Hospital Street, then at the next roundabout take the second exit onto London Road. At the traffic lights turn right onto Elwood Way, signposted A51 Stone and at the next set of traffic lights turn left onto the A51. Continue for 7.7 miles past Bridgemere gardens and on into the village of Woore, past the crossroads in the main square of the village opposite the Cooper Arms and The Falcon Inn pubs and the property will be on your right with our for sale board outside.

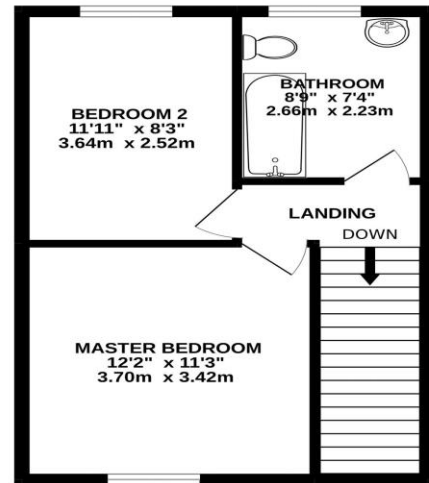


James Du Pavey - Nantwich

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

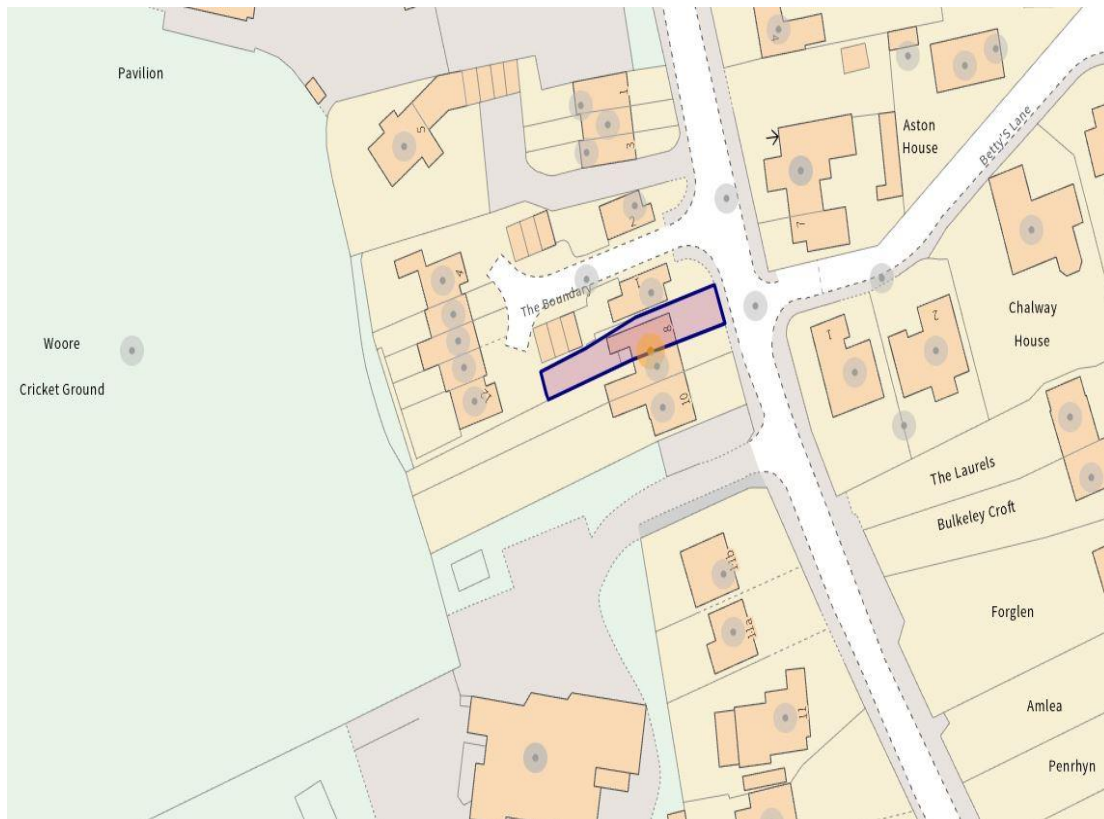


1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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Tenure: Freehold

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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