



Barons Road, Shavington, CW2

Offers In Region Of £225,000

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A bright detached home located in the village of Shavington, where you can walk to local shops, a chip shop, and both primary and high schools. It is a short drive to junction 16 of the M6 and close to both Nantwich and Crewe. There are ample amenities within a short distance and also within a 15-minute drive.

This is an ideal home for those looking to downsize or for a family. It features a ground floor double bedroom as well as two bedrooms and a shower room on the first floor. There is a driveway to the side that can accommodate at least 3 average-sized cars.





Entrance Hall

Stair case to the first floor, double glazed window and front door. Door through to the lounge, kitchen and bedroom two. Storage cupboard.

Lounge

3.71m x 3.66m (12'2" x 12'0")

A great-sized lounge that has a dual aspect double glazed windows. Open through to the dining area at the rear of the property.

Dining Area

2.79m x 2.13m (9'2" x 7'0")

Ideal space for a dining area or office. Double glazed window to the rear garden





Kitchen

3.61m x 2.13m (11'10" x 7'0")

A modern white kitchen, fitted with a oven, hob and extractor hood. Built-in fridge and plenty of work surface for preparation. Double glazed window to the rear aspect over looking the private garden.

Bedroom Two (Ground floor)

3.15m x 3.15m (10'4" x 10'4")

This spacious room could be used as an office or formal dining room. Ideal double bedroom with double-glazed window to the front aspect.

Rear entrance hall

A door from the kitchen leads to the WC, Utility room and rear double-glazed access door to the garden.



Utility Room

2.24m x 1.57m (7'4" x 5'2")

Tall built-in hand wash basin, space for a dryer and washing machine. Wall and base cupboards. Side aspect double glazed window.

WC

modern white WC, side aspect double glazed window. Modern fitted boiler.

First floor landing

The stair case leads up to a landing with a large storage cupboard. Double-glazed window to the front aspect. Doors through to the bedrooms and shower room.



Bedroom One

3.71m x 3.71m (12'2" x 12'2")

A grand-sized bedroom with a double-glazed window to the side aspect.

Bedroom Three

3.15m x 2.08m (10'4" x 6'10")

Currently used as a drawing room. All units can be removed as not fitted. Ideal as a single-bedroom and bigger than the average single bedroom.

Shower Room

Immaculate. Walk-in shower cubical with an electric shower. Hand wash basin and WC. Airing cupboard. Obscured double-glazed window to the side aspect.







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