



133 CREWE ROAD | SHAVINGTON | CHESHIRE | CW2 5DL | OIRO £259,000



An outstanding characterful three bedroom semi detached house standing amidst a well served village with everyday facilities, school, doctors & excellent road and rail networks close by.

Exuding charm yet having modernity conveniences throughout the excellent and comfortable family size home would suit a variety of purchasers.

The beautiful property could also be further extended if required (subject to any necessary consents). Briefly comprising; Living Room with fireplace & bay window, Kitchen Diner, Utility Room, Separate WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, modern Bathroom with separate shower.

A most advantageous feature is the wonderful cottage style rear garden being richly planted with deep well stocked borders, space for relaxing & entertaining particularly in the far seating area with dappled shade of trees, single garage & extensive Tarmacadam driveway to the front providing excellent off road parking provision, there is a charming Cherry tree & other planting which provides pretty screening etc.

Buyers may easily 'add their own stamp' & create their forever home in a wonderful popular and convenient village setting. UPVC D.G. & Gas C.H.

**NO CHAIN**

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. At the junction with the traffic lights turn left into Crewe Road & beyond the turn for Lime Grove, the property will be observed further along on the left hand side.

#### SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has excellent local shops for day to day needs including a recently built CO-OP store, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305. Overall the thriving village community offers the perfect place for a wide variety of buyers to enjoy.

#### NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins.

Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

LIVING ROOM (18'2 x 15'3)





KITCHEN DINER (14'8 x 9'10)

UTILITY ROOM & SEPARATE WC





FIRST FLOOR LANDING

BEDROOM ONE (12'5 x 9'10)





BATHROOM



BEDROOM TWO (15'3 x 7'4)

BEDROOM THREE (8'4 x 5'6)





#### EXTERIOR

Set back from the road the property is approached over a Tarmacadam driveway which provides super off road parking for several vehicles. There are delightful trees & planting to the front together with hedge screening to the front. Gates to side lead to the detached single garage with up & over door.

A most advantageous feature of the delightful property is the utterly enchanting rear garden which is presented in a lovely cottage style. Laid to lawn there are richly stocked shaped borders, seating areas & a wealth of planting including fruit trees. For any purchasers with pets, the main section of the garden has a painted timber picket fence & gate providing safety & security.

EPC RATING: D

COUNCIL TAX BAND: D

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have 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.

#### TENURE

Freehold with vacant possession upon completion.

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.





#### MARKET APPRAISAL

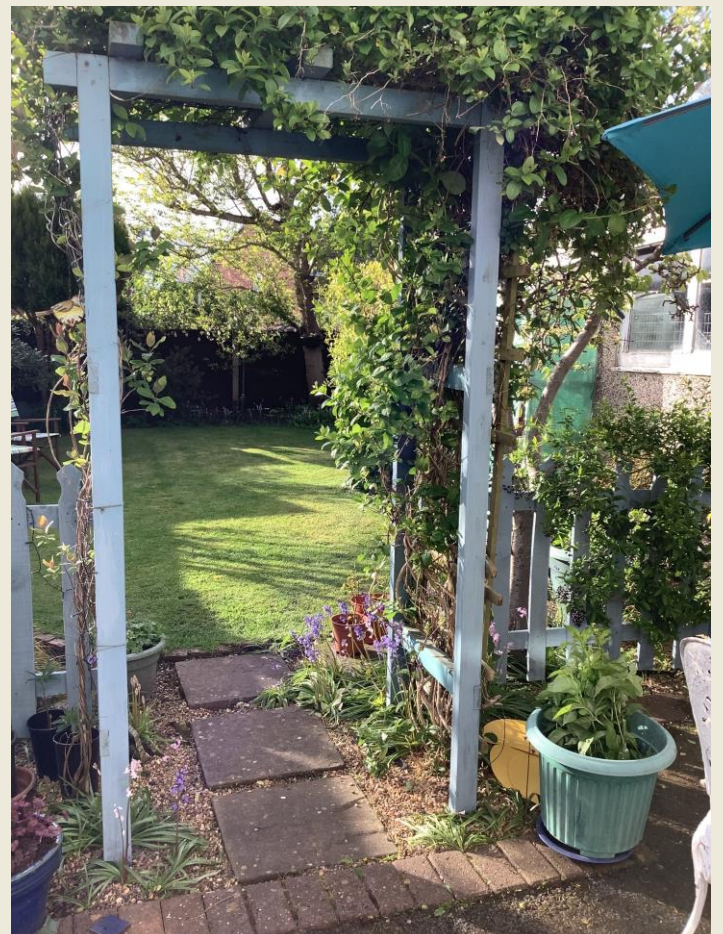
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

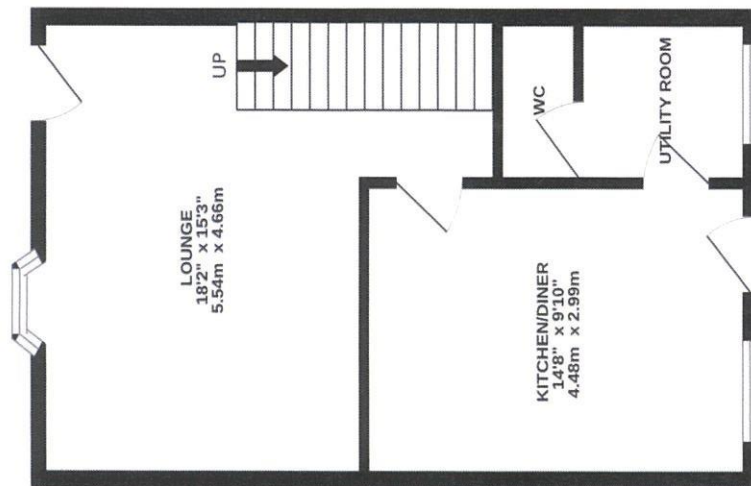
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



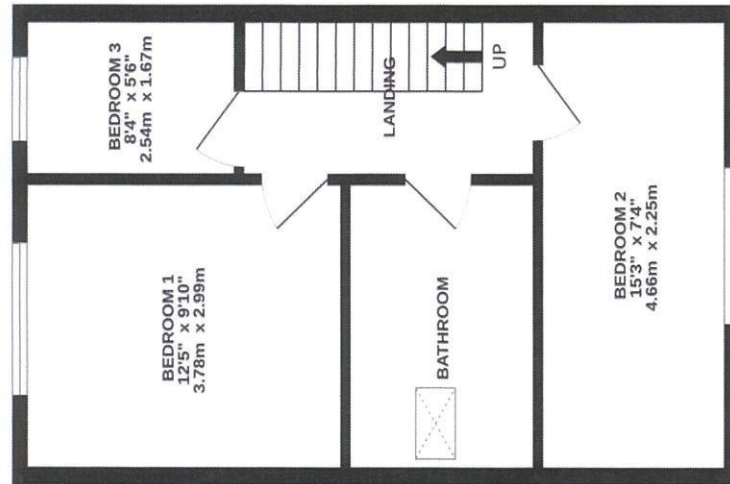




GROUND FLOOR



1ST FLOOR



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 suitability, accuracy, reliability, or any other characteristics of the information shown on this floor plan can be given. Made with Metropix ©2024