



40 EARLS ROAD | SHAVINGTON | CHESHIRE | CW2 5EZ | OIRO £219,000





An extremely attractive & enhanced characterful three bedroom 1930's semi detached house exuding much charm and enjoying excellent comfortable family size home.

The beautiful property retains features including stunning wood block floors whilst externally the property boasts an outstanding newly built detached high specification leisure room / garage store though has the potential to be used as a stunning home office space (or annex as there is feasibility to install water – subject to any appropriate & necessary consents).

Briefly comprising; Hall, Living Room, Kitchen, Dining Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

A most advantageous feature is the outbuilding to the rear which stands within the generous size lawned garden. There is pretty planting including a specimen Camelia & mature Apple tree.

Ample driveway to the front of the property providing ample parking for numerous vehicles.  
UPVC D.G., gas central heating & solar panels.

A wonderful home nestled in a popular and convenient village setting.

**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 exist onto Newcastle Road. Turn left at the junction with the traffic lights into Crewe Road & turn left into Barons Road. Turn left into Earls Road & the property will be observed on the right 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 local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: , or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: . The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

#### 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;

ENTRANCE HALL

OPEN PLAN LIVING DINING ROOM

LIVING AREA

DINING AREA







BATHROOM



KITCHEN







BEDROOM THREE

FIRST FLOOR LANDING



BEDROOM TWO





## BEDROOM ONE

### EXTERIOR

The property enjoys an excellent degree of external space with an ample driveway providing ideal off road parking provision & lawned garden with highly attractive planting. (The off road parking could also be extended if required to the front of the property).

There is a generous rear lawned garden & patio with recently fitted timber fencing.

Single garage which affords ample potential for replacement etc if required.

### EPC RATING: D

### COUNCIL TAX BAND: B

### 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 \*\*

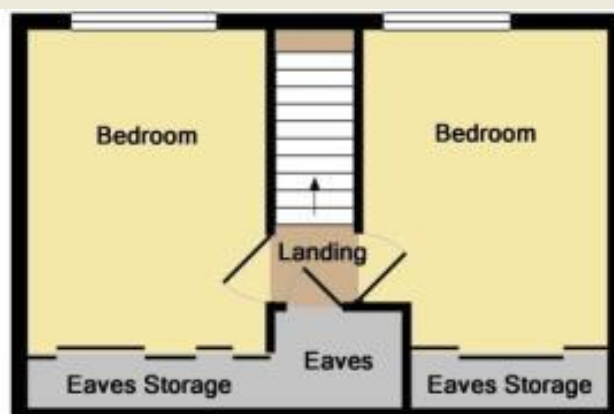
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.







GROUND FLOOR  
APPROX. FLOOR  
AREA 48.9 SQ.M.  
(526 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 25.6 SQ.M.  
(276 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.5 SQ.M. (802 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Wright Marshall  
Estate Agents

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