



19 MALLOW AVENUE | SHAVINGTON | CHESHIRE | CW2 5TN | OIRO £330,000



Nestled in the charming village of Shavington, Nantwich, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a vibrant community.

As you enter, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the well-designed living spaces. The layout is both practical and stylish, providing a perfect setting for both relaxation and entertaining. The two bathrooms ensure convenience for all family members, making morning routines a breeze.

Shavington is known for its friendly neighbourhood and excellent local amenities, including shops, schools, and parks, all within easy reach. The surrounding area boasts beautiful countryside, perfect for leisurely walks and outdoor activities.

The accommodation briefly comprises; Entrance Hall, Living Room leading to the Kitchen Diner, Utility Room (door to garage), Cloaks WC. First Floor Landing, Master Bedroom One with Ensuite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom.

Integral Single Garage & double width Tarmac driveway. Lawned frontage with excellent 'green' outlook & superbly landscaped rear garden being predominantly laid to lawn with patio area & seating area plus a decked entertaining space with timber pergola. There is also highly attractive planting.

UPVC D.G. & Gas C.H.

This property not only offers a comfortable living space but also the opportunity to become part of a thriving community. Whether you are looking to settle down or invest in a family home, this detached house in Shavington is a wonderful choice. Don't miss the chance to make this lovely property your own.

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 crossroads with the traffic lights proceed ahead continuing onto Newcastle Road and turn right into Sable Road. Bear left following the road around into Mallow Close. The property will be observed set back in one of the smaller no through positions overlooking green space.

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

LIVING ROOM 15'9 x 11'2





KITCHEN DINER 18'6 x 10'3

UTILITY ROOM 7'1 x 5'3 & SEPARATE CLOAKS WC





FIRST FLOOR LANDING

MASTER BEDROOM ONE 14'4 x 13'1

ENSUITE SHOWER ROOM 6'11 x 6'0



BEDROOM TWO 12'3 x 9'4

BEDROOM THREE 9'7 x 9'4





FAMILY BATHROOM 6'11 x 6'4

BEDROOM FOUR 9'7 x 7'3



INTEGRATED SINGLE GARAGE

EXTERIOR

The property enjoys an excellent degree of external space particularly to the rear which is a delightful sunny garden. Laid to lawn there is ample seating & entertaining space and pretty planting. There is a generous double width Tarmacadam driveway to the front enabling easy off road parking with garden frontage & attractive more open vista.

EPC RATING: B

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. 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.

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, 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.



