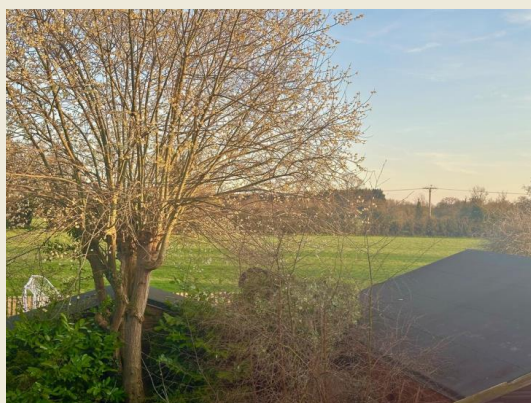




5 GRESTY LANE | SHAVINGTON | CHESHIRE | CW2 5DD | OIRO £245,000





Nestled in the charming area of Gresty Lane, Shavington, Cheshire, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a well-designed layout, providing ample space for comfortable living.

As you enter, you will find a welcoming atmosphere that flows throughout the home. The three bedrooms offer a perfect retreat, whether for restful nights or productive days. The bathroom is conveniently located, ensuring ease of access for all residents and guests. One of the standout features of this property is the parking space available for two vehicles, a valuable asset in today's busy world. This ensures that you and your guests will always have a place to park, adding to the convenience of living in this lovely home.

Situated in a friendly neighbourhood, this house is close to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area is known for its community spirit and accessibility, providing a perfect balance of tranquillity and convenience.

In summary, this three-bedroom house on Gresty Lane is a wonderful opportunity for those seeking a comfortable and practical living space in Shavington, Cheshire. With its ample parking and welcoming environment, it is sure to appeal to a wide range of potential buyers or renters.

Don't miss the chance to make this charming property your new home.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**







#### DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe, along Crewe Road itself. Turn right (at the 'Wells Green' traffic lights' by the vets) into Rope Lane. Continue past the Spar shop on the right continuing ahead to the traffic lights by the bridge. Turn left into Gresty Lane where the property will be observed on the right hand side.

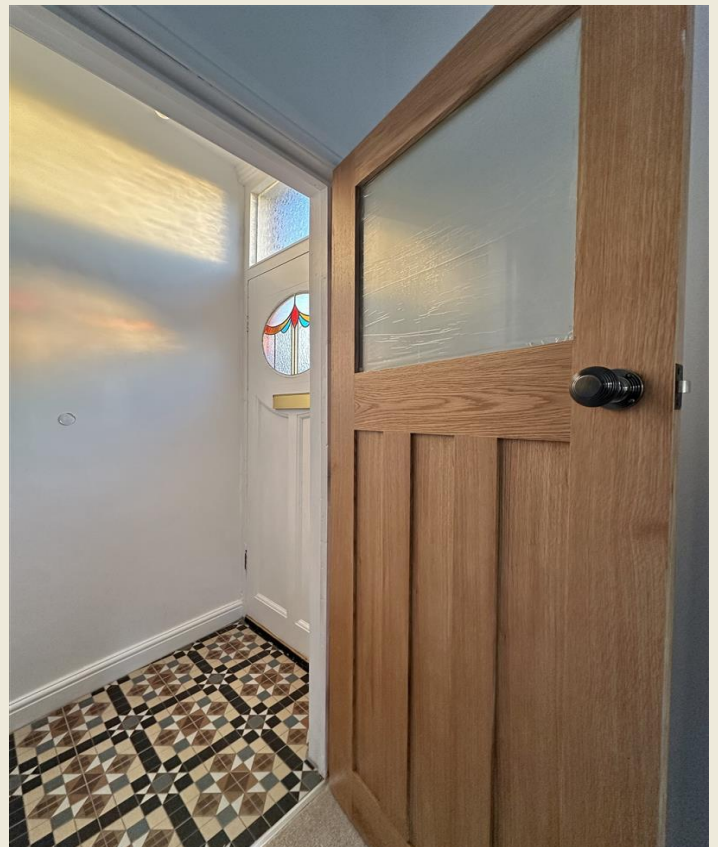
#### SHAVINGTON

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;

LIVING ROOM

ENTRANCE HALL





KITCHEN

FIRST FLOOR LANDING



BEDROOM ONE



UTILITY ROOM







BEDROOM TWO



FAMILY BATHROOM

DRESSING ROOM / STUDY







#### EXTERIOR

The property enjoys an excellent degree of external space particularly to the rear which is a delightful presently gravelled garden which can be further cultivated if required to create an entertaining space. There is ample off road parking too. A pretty view over the adjoining field is to be captured from the first floor too.

#### EPC RATING: D

#### COUNCIL TAX BAND: C

#### 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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### 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!

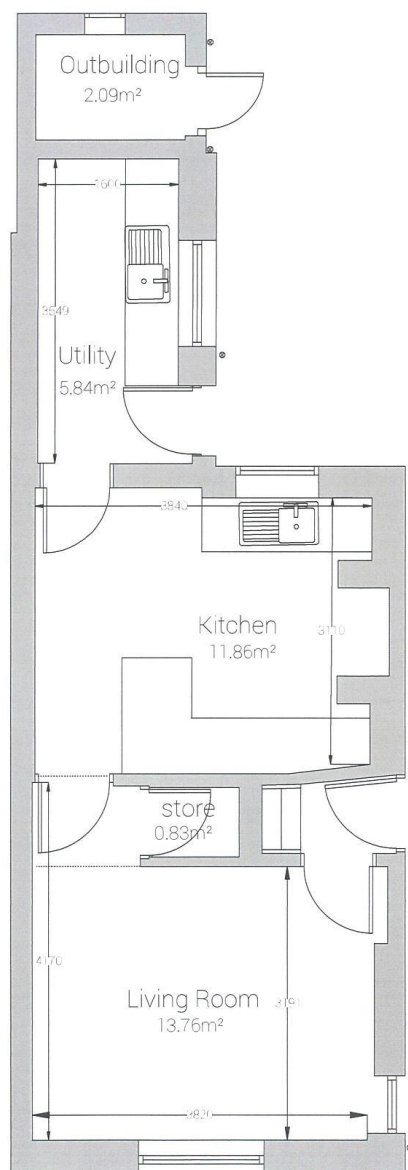
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we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

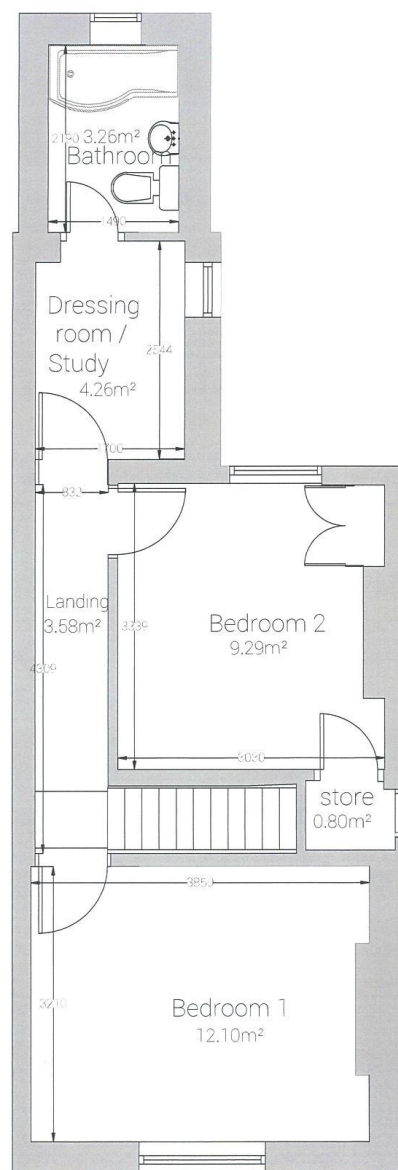








GROUND FLOOR



FIRST FLOOR