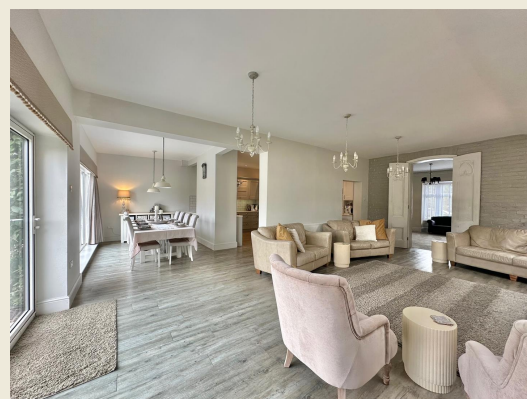




59 & 61 CREWE ROAD | SHAVINGTON | CHESHIRE | CW2 5JA | OIRO £600,000



Prominently positioned in a sought after village, the impressive double fronted period home boasts impeccable style, versatile accommodation & annexe potential.

An outstanding Five Bedroom, Four Bathroom detached period residence superbly extended & enhanced by the present owners which has culminated in a chic, naturally light & highly flexible home.

In addition there is a detached single storey out building which offers annexe potential for multi generational living or office / leisure space, subject to necessary consents.

The accommodation briefly comprises; Entrance Hall, Kitchen Breakfast Room, Living Dining Family Room, Study / Sitting / Play Room, Rear Hallway, Bedroom Five, Shower Room & WC, Library/Store, Utility Room. Galleried First Floor Landing, Master Bedroom Suite with spacious Bedroom, Ensuite Bathroom & Dressing Room / Nursery, Bedroom Two with Ensuite Shower Room, Bedroom Three with Ensuite Shower Room, Bedroom Four. Meticulously restored the elegant interiors enable easy family friendly & sociable living for busy households having well balanced & generously proportioned characterful rooms with beautiful individual appeal. The garden is unusually generous being predominantly laid to lawn to all sides. With a well established hedge to the front and pretty shrubs and trees, there is an excellent size Tarmacadam driveway providing ample off road parking to the front. For relaxing & entertaining there is a superb stone paved rear patio whilst for buyers wishing to add a hot tub or summer house etc to their garden environment there is more than enough space.

Overlooking an open green space to the front further enhances the exceptional property which requires prompt viewing in order to fully appreciate the stunning proposition.





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the second and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. At the main crossroads turn left at the traffic lights into Crewe Road where the property will be observed on the left hand side opposite the green space.

LOCATION - 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.



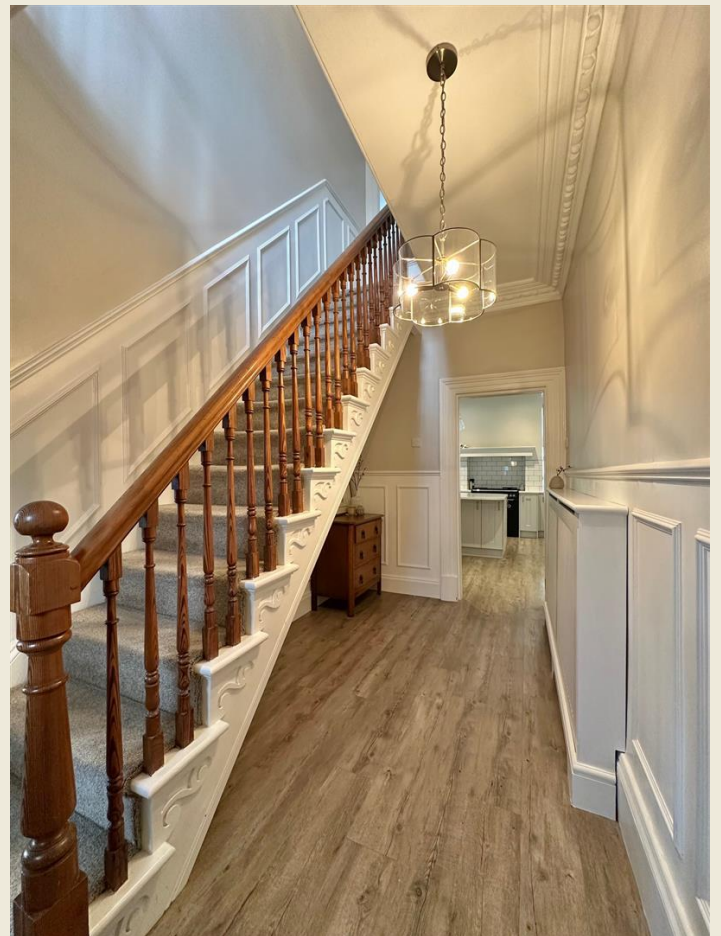
NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. 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 13'9 x 6'11





KITCHEN BREAKFAST ROOM 15'9 x 14'3





LIVING DINING FAMILY ROOM 30'10 x 24'7







BEDROOM FIVE / RECEPTION ROOM 16'4 x 13'11

STUDY / SITTING ROOM / PLAYROOM 16'8 x 13'11





REAR HALLWAY 14'6 x 4'10

SHOWER ROOM WC 10'5 x 4'3



UTILITY ROOM 8'10 x 8'4





GALLERIED FIRST FLOOR LANDING



BEDROOM TWO 14'3 x 14'0

ENSUITE SHOWER ROOM 6'4 x 4'6





MASTER BEDROOM SUITE:-

BEDROOM ONE 15'4 x 14'4





ENSUITE BATHROOM 9'0 x 7'11



DRESSING ROOM / NURSERY 9'1 x 5'11





BEDROOM THREE 14'3 x 14'0

ENSUITE SHOWER ROOM 8'3 x 3'10

BEDROOM FOUR 15'1 x 9'6

EXTERIOR

Granite sett entrance edging to spacious Tarmacadam driveway enabling extensive off road parking (if required, this could be even further extended as there is ample space for this to be carried out. The garden is unusually generous being predominantly laid to lawn to all sides with a well established hedge to the front and pretty shrubs and trees.

For relaxing & entertaining there is a superb stone paved rear patio whilst for buyers wishing to add a hot tub or summer house etc to their garden environment there is more than enough space.

EPC RATING: D

COUNCIL TAX BAND: E

DETACHED OUTBUILDING:-
(POTENTIAL ANNEXE / OFFICE / LEISURE BUILDING)

ENTRANCE HALL 7'7 x 5'5

STUDIO / LEISURE ROOM 15'4 x 11'8

OFFICE / POTENTIAL BEDROOM 14'1 x 13'4

WORKSHOP / POTENTIAL KITCHEN 12'8 x 9'0

POTENTIAL BATH / SHOWER ROOM 8'8 x 7'9





SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (subject to statutory undertakers costs & conditions). Gas 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

Presumed Freehold with vacant possession upon completion (Subject to Contract).

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.

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

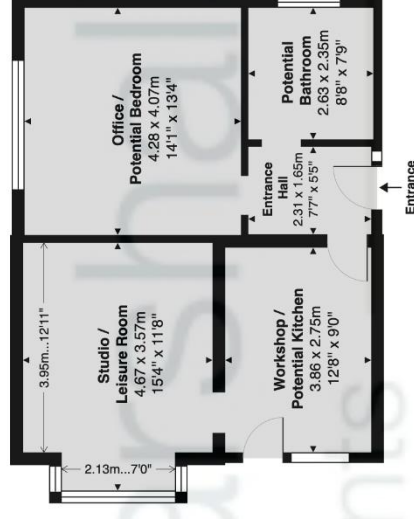
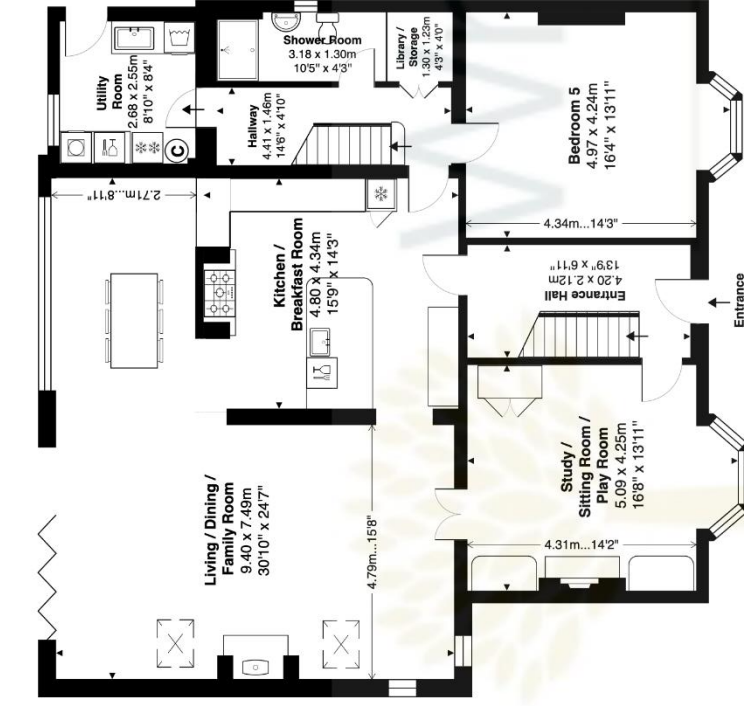
We can help you fund your new purchase with mortgage advice!

** 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, 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.







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All Building Parts Approximate Gross Internal Area: 298.1 m² ... 3208 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Leon Sanceuse from Green House EPC 2025. Copyright.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

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