



**106 Main Road**

CW2 5DU

**£325,000**



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STEPHENSON BROWNE



A rare one off opportunity to acquire the home of your dreams, 'a chocolate box' semi detached cottage with roses around the door and separate annex tucked beautifully within well established gardens making this a perfect versatile home. This residence must not be missed enjoying an enviable non-estate position sitting in SOUTH facing gardens in the centre of this popular Cheshire village. A unique opportunity to purchase a home which is full of character and charm. The property has excellent room sizes with many original features to include wooden latch doors, beamed and vaulted ceilings and beautiful decor throughout retaining the cottage feel whilst creating a lovely contemporary home. The property has been modernised and improved over the years to provide impeccable accommodation, there is a fantastic size lounge with staircase off, feature fire surround and open fire currently occupied by an electric log burning stove. There is a hallway which leads to the stunning open plan kitchen diner and also gives access to the fully refurbished cloakroom and utility room. The kitchen diner will form the 'hub' of the house and has double doors opening onto the garden. On the first floor there are two bedrooms and the shower room. Externally, in the grounds is a one bedroom Annex ideal for all age groups heated by its own central heating system, and there is a separate summer house. The property has wonderful gardens, to the front there is ample parking for several vehicles or motor home if required. The rear the SOUTH FACING GARDEN is very well established with several trees, shrubs, flowers, patio and vegetable plot all creating an ideal setting for relaxing during the summer. The property has had new double glazing throughout and gas central heating. Shavington village offers local shopping facilities and a range of other amenities such as a gym/sports centre, hairdressers and fish and chip shop, there are private nurseries and highly regarded schools for all ages

**Lounge**

13'8" x 13'1" (4.17m x 3.99m)

Feature entrance door. Double glazed window to the front. Open plan staircase to the first floor. Built in under stairs storage. Feature brick fire surround housing an electric log burner. TV point. Beamed ceiling. Wiring for wall lights. TV point. Access to the inner hall leading to the cloakroom, utility and kitchen. Radiator.

**Inner Hallway**

Tiled floor.

**Cloakroom**

Complementary tiling. Heated towel rail. Vanity wash hand basin. Low level W.C.

**Utility Room**

6'0" x 5'7" (1.83m x 1.70m)

Double glazed window. Built in storage. Wall mounted boiler. Built in store. Plumbing for a washing machine. Beam ceiling with attached clothes rack. Two feature stained glass windows.

**Fitted Kitchen Diner**

16'3" x 13'2" (4.95m x 4.01m)

Stunning range of fitted units to incorporate a breakfast bar. Range of base and wall mounted cabinets to include a Belfast sink and Range style cooker with matching extractor. Work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets. Complementary tiling. Double glazed window to the side and double opening French doors to the garden. Space for a table and chairs. Tiled floor. Beamed ceiling. Inset spotlights. Two radiators.

**Stairs to First Floor**

Landing with double glazed window.







**Bedroom One**

14'3" x 10'7" (4.34m x 3.23m)

Two double glazed windows. Radiator. Access to loft space. Beamed ceiling.

**Bedroom Two**

13'1" x 7'6" maximum (3.99m x 2.29m maximum)

Double glazed window. Beamed ceiling. Radiator. Built in storage cupboard. Access to loft space.

**Shower Room**

Modesty double glazed window. Complementary tiling. Full suite comprising a double shower base with glass door and wall mounted shower as fitted. Vanity wash hand basin. Low level W.C. Radiator.

**Externally**

The property stands within substantial gardens, to the front is a purpose designed gravel area to provide ample off road parking. There is a timber gate which leads to the forecourt cottage style garden with stepping stones giving access to the entrance. To the rear the garden has been designed to create a wonderful outdoor space with summer house and annex. The gardens are sure to delight with mature shrubs, flowers, trees, patio areas and lawn all providing a stunning backdrop to this equally beautiful home.

**Annexe**

This dwelling has its own gas central heating supply. It offers very versatile accommodation to suit all age groups and needs.

**Lounge Kitchen**

12'5" x 10'5" (3.78m x 3.18m)

Double glazed French doors and two double glazed windows. Built in storage housing the boiler. Range of fitted base units to include a single drainer sink unit. Two radiators.

**Bedroom**

13'9" x 9'1" (4.19m x 2.77m)

Double glazed French doors. Two double glazed windows. Radiator.

**En-Suite Shower Room**

Double glazed window. Full suite comprising a shower cubicle with glass door and wall mounted shower as fitted. Vanity wash hand basin. Low level W.C. Heated towel rail. Complementary tiling.

**Summer House**

Wooden and glazed structure with double opening doors to the garden.

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

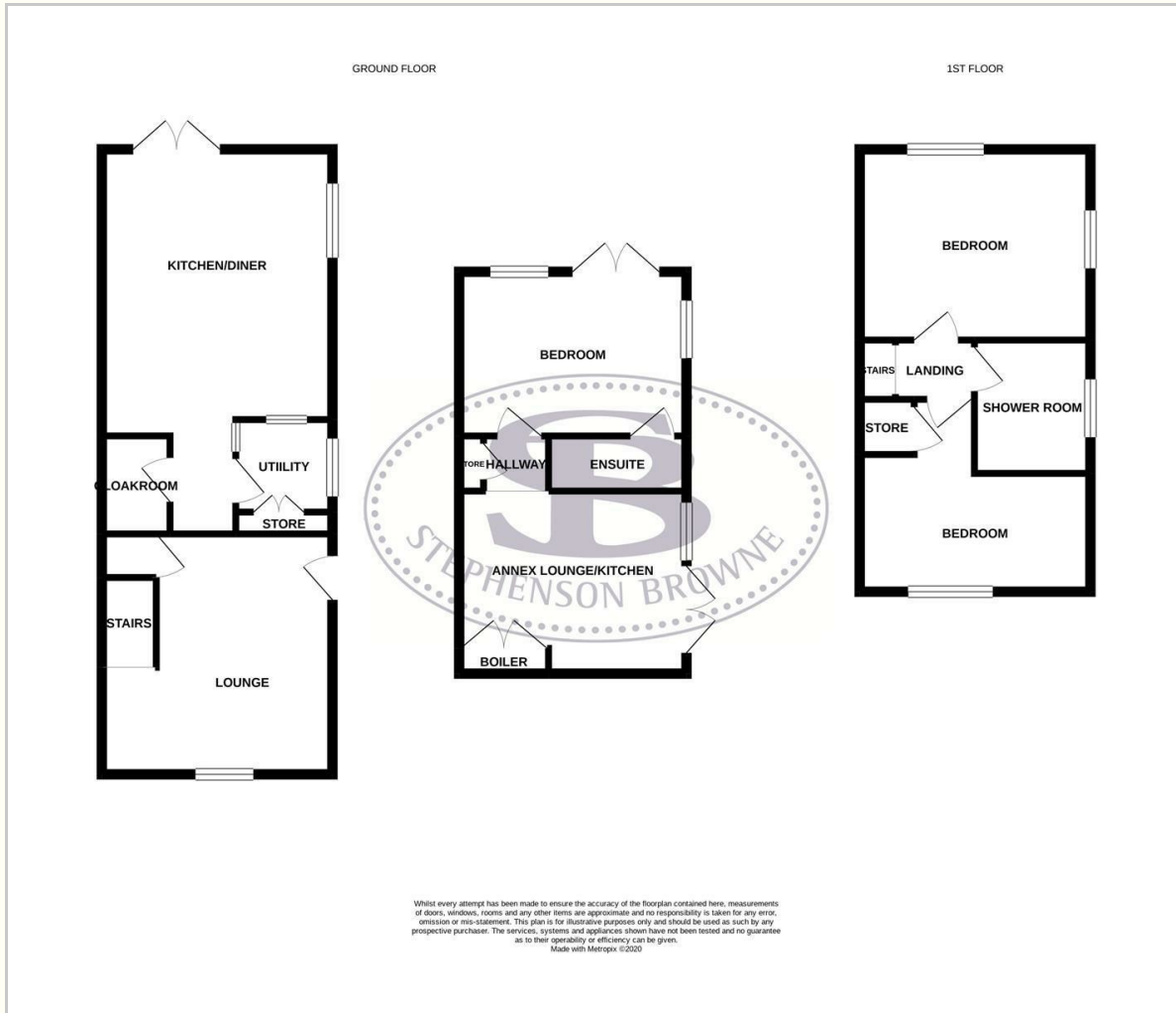
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## Floor Plan



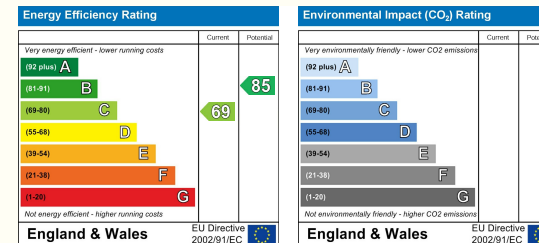
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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