



383A Newcastle Road, Shavington, Cheshire, CW2 5EA

Guide Price £415,000

**BAKER
WYNNE &
WILSON**

SUMMARY

Entrance Hall, Living Room, Dining Room, Breakfast Kitchen, Rear Hall with Store Room, Utility Room and Bathroom. First Floor: Linen Cupboard, Three Double Bedrooms, Family Shower Room, Brick Built Garage, New Timber Shed and Summerhouse, Ample Parking, Garden Area.

DESCRIPTION

The cottage is constructed of brick with rendered elevations all under a blue tiled roof. There are flat roofs which the vendor has had re-felted over the last 2/3 years, along with all the soffits, fascias, gutters and downpipes that have been replaced. Internally the home is in immaculate order throughout with an extensive programme of redecoration. Refurbishment to the kitchen with modern day units and appliances. In the main lounge, the fireplace has been refurbished and new flooring throughout the majority of the ground floor accommodation. Any desiring purchasers will have the benefit of a full bathroom suite within the ground floor accommodation whilst on the first floor there is a well equipped family shower room. There is a lawned area towards the front and rear with ample parking for several vehicles within the driveway leading to a brick built garage. Open countryside to many lovely walks. Further inspection of this property is strongly advised.

LOCATION & AMENITIES

Newcastle Road has always been a favourable living environment with immediate access business centres, while having access to open countryside for many walks. Shavington is a highly regarded South Cheshire village with a shop catering for day to day requirements, public houses and well regarded junior and senior schooling. The historic market town of Nantwich is some 2.5 miles along with Crewe Railway Station giving access to the North and the South of the Country (London Euston 90 minutes, Manchester 40 minutes) is 3 miles. The M6 motorway (junction 16) is some 6 miles distance.



DIRECTIONS

From Churches Mansions roundabout in Nantwich, proceed along London Road, over the level crossing, continue through the traffic lights and at the major roundabout take the fourth exit (signed Shavington/Wybunbury) onto Newcastle Road. Proceed for 1.5 miles and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

With tiled floor, double glazed window, composite door,

ENTRANCE HALL

Radiator, laminate floor, under stairs store area.

LIVING ROOM

19'0" x 15'7"

With a feature working fireplace with brick archway, timber mantle, two side double glazed leaded light windows, French doors opening to the front elevations, TV point, downlighters. This room enjoys a wealth of sunshine.

DINING ROOM

15'0" x 11'7"

With two double glazed windows with dual aspect with views to side and front, laminated floor, wood effect burning stove, timber mantle, downlighters, TV & telephone points,

BREAKFAST/KITCHEN

16'5" x 12'5"

The kitchen benefits from recently refurbished dark navy 'Shaker' style base units and matching white wall cabinets and work surfaces which include a one and a half bowl Rangemaster composite sink, a Stoves duel fuel Range cooker, integrated AEG dishwasher and fridge/freezer. There is also a Breakfast bar with store cupboards underneath, and light fitting over the bar. Double glazed windows with French doors leading to the rear of the property. Radiator.



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INNER HALL

BOX ROOM/STORE CUPBOARD

With power and light.

DOWNSTAIRS BATHROOM

White suite with panel bath, pedestal wash basin, low level W/C, large decorative glass panel behind bath, heated towel rail, double glazed window, ceramic tiled flooring.

UTILITY ROOM

8'0" x 7'11"

Wall mounted gas 'combination' boiler. Base units with worktops, plumbing for washing machine and shelving. Double glazed window and Velux window. Lighting and main water valve/meter.

STAIRS LEAD FROM ENTRANCE HALL TO LANDING

Landing - Large linen storage cupboard.

BEDROOM NO. 1

15'6" x 11'7"

Radiator, double glazed window, delightful front aspect. Range of fitted wardrobes.

BEDROOM NO. 2

13'4" x 7'11"

With three fitted wardrobes, double glazed leaded light windows, shelves within the wardrobe, Views to the front of the property.

BEDROOM NO. 3

12'11" x 9'9"

Rear aspect, radiator, two double glazed windows.

SHOWER ROOM

With a generous shower cubicle with power shower, decorative tiled walls, pedestal wash basin, low level W/C, radiator, double glazed window.

OUTSIDE

At the front of the property the gravelled driveway has borders and is mainly laid to lawn, with new fencing at the front and to one side down to the rear garden. The rear garden which is private and secluded, benefits from having a new south facing wood Summerhouse, a lawn and borders, and the patio has a gateway leading to the driveway, a brick built tiled roof Garage (19'7" x 10'8") with a new roller shutter door and power and lighting, and a new Timber Shed with power and lighting. Outside water tap.

SERVICES

All mains services are connected to the property. N.B. Tests have not 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. The information given should therefore be verified prior to a legal commitment to purchase.

TENURE

Freehold

COUNCIL TAX

Band E.

VIEWING

Viewings by appointment with Baker, Wynne and Wilson.

Telephone: 01270 625214
N230





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383A NEWCASTLE ROAD, SHAVINGTON, CREWE, CHESHIRE, CW2 5EA

Approximate Gross Internal Area: 187.6 m² ... 2019 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 Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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