



7 Rope Lane, Shavington, Crewe, Cheshire, CW2 5DT
Offers Over £300,000

**BAKER
WYNNE &
WILSON**

AN ATTRACTIVE MATURE SEMI DETACHED PROPERTY IN THE HEART OF THE THRIVING VILLAGE IN A PLEASANT POSITION WITH A SOUTH WESTERLY FACING REAR GARDEN.

CONVENIENT TO SURROUNDING BUSINESS CENTRES.

DOUBLE GLAZED, GAS FIRED CENTRAL HEATING. CAR PARKING FOR THREE VEHICLES.

SUMMARY

Enclosed Entrance Porch, Entrance Hall, Cloakroom, Living Room, Breakfast/Kitchen, Office Area, Utility Room, Garage/Store Room, Bedroom One with Ensuite, Two Further Bedrooms, Family Bathroom. Garden.

DIRECTIONS

From Nantwich take the main Crewe Road, proceed for 2.5 miles, turn right into Rope Lane, continue down the lane and the the property is located on the left hand side.

LOCATION & AMENITIES

Shavington has a thriving village community with a fine selection of day to day facilities including a co-operative store and more importantly, primary and secondary education. Rope Lane has always proved to be a sought-after residential area. The property is situated a ¼ mile from the local Spar and the medical centre. The historic market town of Nantwich (2½ miles) and the larger centre of Crewe (2 miles) are both within easy reach. Crewe has an intercity railway network (London Euston 90 minutes, Manchester 40 minutes). Both Liverpool (40 miles) and Manchester (42 miles) are within easy access via the M6 / M56 or M62. The M6 motorway (junction 16) is 10 miles.



DESCRIPTION

The property is constructed of brick under a tiled roof with rendered elevations occupying a pleasant position with a South Westerly facing rear garden. Over the years the property has been vastly improved with various extensions, yet still has the benefit of an 80 foot rear garden with a raised lawned area and patio. Internally the accommodation enjoys a spacious main reception room located towards the front with a large picture window and wood burning stove, the breakfast/kitchen has been recently refurbished with grey laminated units, porcelain flooring which opens to the office area towards the rear with French doors and a separate Utility Room. The first floor accommodation boasts three double bedrooms and one has the benefit of Ensuite facilities. Altogether we strongly recommend an inspection of the following accommodation:

ACCOMMODATION

With approximate measurements comprises:

ENCLOSED ENTRANCE PORCH

Double glazed door, tiled floor, built in store cupboard

ENTRANCE HALL

Radiator, laminate floor.

CLOAKROOM

Low level W/C, hand basin, tiled floor, double glazed window, radiator

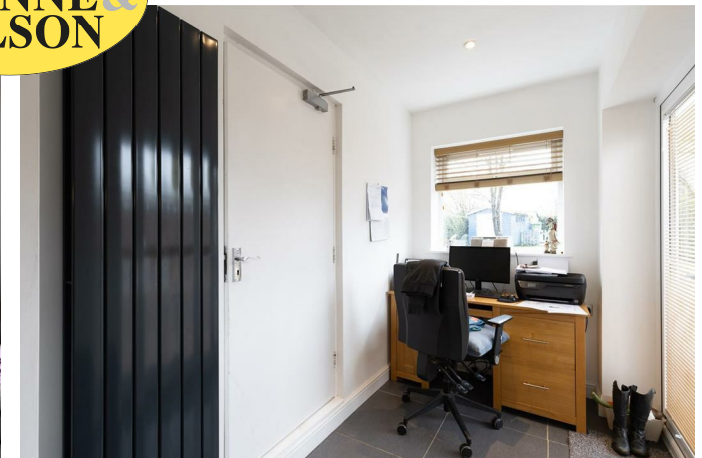
LIVING ROOM

15'9" x 14'4"

The central attraction being a wood burning stove, TV point, large double glazed picture window, radiator.



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BREAKFAST/KITCHEN

15'10" x 12'3"

Grey laminated units, oak work surfaces, deep sink unit, matching wall cupboards, plate racks, integrated stand up freezer and fridge, dishwasher, double glazed rear window with a pleasant aspect over the the garden and patio area with a South Westerly aspect, porcelain tiled floor, downlighters, vertical radiator, leading to the office area.

OFFICE AREA

10'4" x 4'7"

Double glazed window, French doors opening to side, access to the utility room.

UTILITY ROOM

8'7" x 7'7"

Sink unit, cupboards, work surface, tiled floor, single glazed door.

GARAGE/STORE ROOM (separate access)

10'9" x 8'5"

With power and light, wall mounted Baxi combination boiler for central heating and domestic hot water (installed in 2022), automated roller door, loft space for storage.

STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR

BEDROOM NO. ONE (front)

11'4" x 10'4"

Double glazed window, radiator, TV point, walk in wardrobe with shelving and hanging fittings.

ENSUITE

Shower cubicle, low level W/C and hand wash basin, double glazed window, tiled walls, heated towel rail.

FAMILY BATHROOM

9'7" x 6'11"

Large vanity wash basin with cupboards and drawers

under, panel bath, low level W/C, shower cubicle with power shower and sliding doors, tiled walls, radiator/heated towel rail.

BEDROOM TWO

12'4" x 9'5"

Solid oak floor, radiator, double glazed window to views towards the rear, range of built in wardrobes with drawers under.

BEDROOM THREE

15'0" x 7'4" to extremes

Side double glazed window, radiator, built in wardrobes.

OUTSIDE

The whole is approached over Cotswold gravelled driveway with parking for three vehicles, side pedestrian access leading to and attractive rear paved patio area with raised dwarf wall with steps leading to a raised lawned area, various borders, natural hedge line. 80 foot in length

SERVICES

All mains services are connected to the property.

TENURE

Freehold.

COUNCIL TAX

Band C.

VIEWINGS

By appointment with BAKER, WYNNE & WILSON.
38 Pepper Street, Nantwich.
(Tel No: 01270 625214).





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Any services, systems or appliances indicated have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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