



10 Main Road, Shavington, Crewe, Cheshire, CW2 5DY

Guide Price £450,000

**BAKER
WYNNE &
WILSON**

A SUBSTANTIAL AND INDIVIDUAL DETACHED HOUSE WITH A DETACHED DOUBLE GARAGE AND SOUTH FACING GARDENS HOLDING A PROMINENT POSITION IN THE HEART OF SHAVINGTON VILLAGE.

SUMMARY

Entrance Porch, Entrance Hall, Living Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Rear Porch, Cloakroom, Utility Room, Landing, Four Double Bedrooms, Box Room/Nursery, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Detached Double Garage, Car Parking and Turning Area, Gardens.

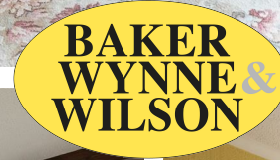
DESCRIPTION

10 Main Road comprises a fine detached house, constructed of brick with rendered elevations under a tiled roof and approached over a impregnated concrete drive and path. The house, probably dates back to the late 19th Century and was been extended in the 1970's. It was modernised around 2000 and interested parties may enjoy the process of updating the house room by room and putting their own ideas into the present layout. Alternatively, one can move into the house as it is and enjoy its many attributes. The accommodation has a practical design that maximises the amount of natural light that is channelled into the key living spaces.

Externally, there is an excellent detached double garage, car parking space and good sized, principally, South facing gardens.

LOCATION & AMENITIES

The South Cheshire village of Shavington is ideally located 2.5 miles from the historic market town of Nantwich and 2.5 miles from Crewe Railway Station (London Euston 90 minutes, Manchester 40 minutes). Shavington has local shops for day to day needs, doctors surgery, primary and senior schools and recreational facilities. Shavington Primary School, South Bank Avenue, Shavington, Crewe, Cheshire, CW2 5BP or Shavington High School, Rope Lane, Shavington, Crewe, CW2 5DH. The M6 motorway (junction 16) is 6 miles.



DIRECTIONS

From Nantwich proceed along the A51 London Road, continue over the level crossings and straight on at the traffic lights, at the major roundabout take the fourth exit onto Newcastle Road, proceed for 1.5 miles, just past the Elephant Public House, take the SECOND left into the Main Road, opposite Dig Lane, proceed for 50 yard and the vehicular entrance to the property is on the left hand side.

ACCOMMODATION

With approximate measurements:

ENTRANCE PORCH

ENTRANCE HALL

9'6" x 8'7"

Composite entrance door, radiator.

LIVING ROOM

28'4" x 13'10"

Brick fireplace and chimney breast, tiled hearth and coal effect gas fire, three large double glazed windows, inset display shelving, four single wall lights, double doors to sitting room, two radiators.

SITTING ROOM

12'8" x 11'10"

Two double glazed picture windows and French windows to South East facing patio, ceiling cornices, radiator.

DINING ROOM

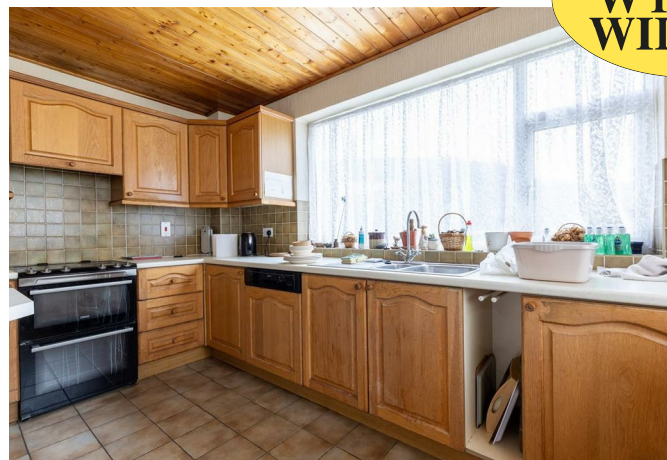
15'2" x 10'3"

Double glazed bay window, ceiling cornices, radiator.

KITCHEN/BREAKFAST ROOM

13'9" x 9'5"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, wine rack, Zanussi double oven and grill, integrated Neff dishwasher, tiled floor, two double glazed windows, breakfast bar, pine panelled ceiling, radiator.



REAR PORCH

6'3" x 4'4"

Tiled floor, composite door to rear.

CLOAKROOM

White suite comprising low flush W/C and hand basin, fully tiled walls, tiled floor.

UTILITY ROOM

7'0" x 6'3"

Belfast sink, Intergas gas central heating boiler, composite double doors to rear, shelving.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

20'7" x 3'6"

BEDROOM (front)

14'1" x 10'8"

Built in double wardrobes, ceiling cornices, radiator.

BEDROOM (front)

14'1" x 13'10" plus 3'3" recess

Fitted furniture comprising two double wardrobes, two bedside cabinets, cupboards, chest of drawers and dressing table, ceiling cornices, radiator.

BATHROOM

10'3" x 8'10"

Pampas coloured suite comprising panelled bath, low flush W/C and pedestal hand basin, shower cubicle with shower, cylinder and airing cupboard, mirror and light fitting, fully tiled walls, radiator.

BOX ROOM/NURSERY

9'1" x 4'2"

Shelving, radiator.

BEDROOM (rear)

17'3" x 9'2" plus recess

Two double glazed windows, wardrobe recess, radiator.

BEDROOM (rear)

13'3" x 8'9"

Built in double wardrobe, access to loft, radiator.

OUTSIDE

DETACHED DOUBLE GARAGE of matching brick rendered and tiled construction measuring approximately 17'0" x 19'0" two up and over doors, double glazed window, personal door. The house enjoys pedestrian access opposite 15 Main Road and vehicular access opposite 12 Main Road. Impregnated concrete car parking and turning area.

GARDENS

The front garden is lawned with rose borders. Crazy paved patio to the side. The principle gardens enjoy a Southerly aspect and are lawned with rockery, mature trees, rhododendrons and mature hedgerow boundaries.

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 with vacant possession on completion.

COUNTIL TAX

Band E.

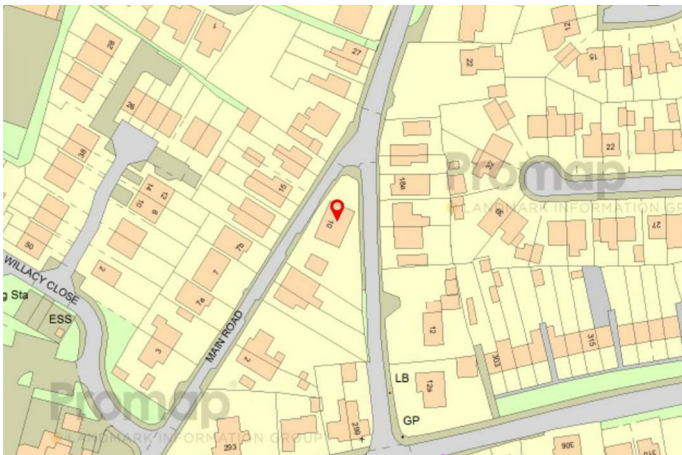
VIEWINGS

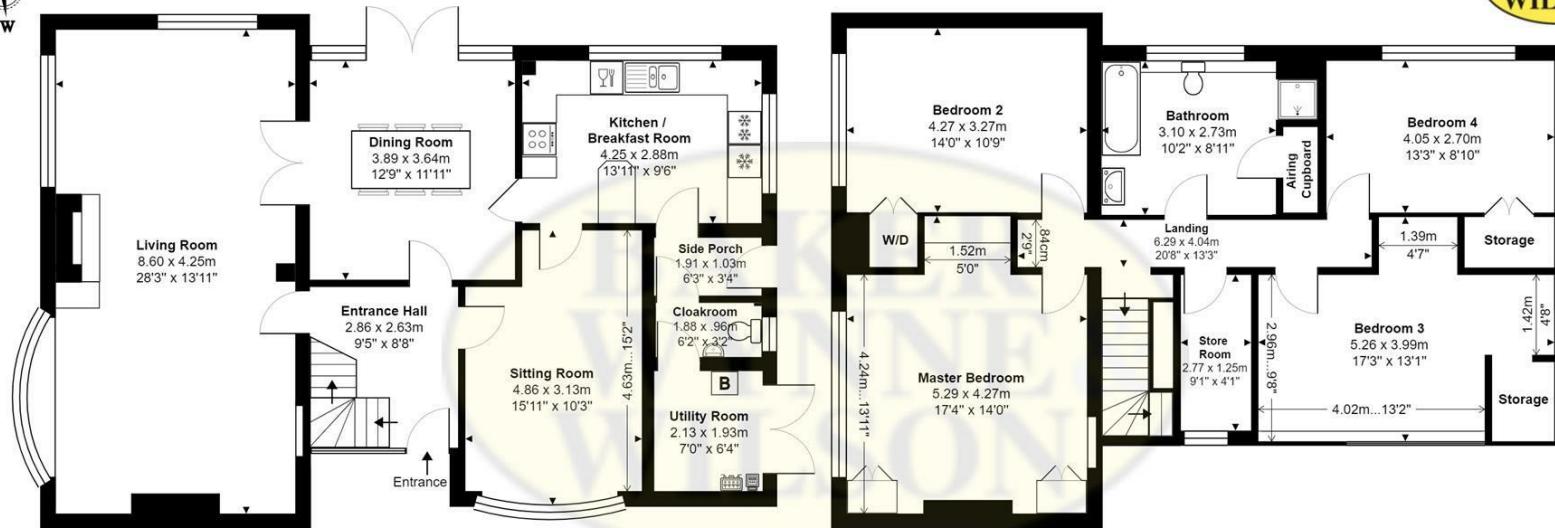
By appointment with Baker Wynne and Wilson
Tel: 01270 625214





**BAKER
WYNNE &
WILSON**





10 MAIN ROAD, SHAVINGTON, CREWE, CHESHIRE, CW2 5DY

Approximate Gross Internal Area: 191.5 m² ... 2062 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		
(69-80)	C		72
(55-68)	D		
(39-54)	E	49	
(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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB
 www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214
 or info@bakerwynneandwilson.com

