



6 Hunter Avenue, Shavington, Crewe, CW2 5AG

Guide Price £325,000

**BAKER
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WILSON**

AN ATTRACTIVE, VASTLY IMPROVED SEMI DETACHED PROPERTY IN A TRANQUIL CUL DE SACE LOCALITY WITH QUALITY FIXTURES AND FITTING.

DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING

SUMMARY

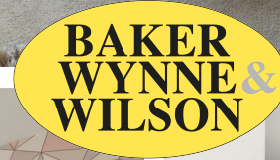
Entrance Hall, Living Room, Kitchen, Breakfast Room/Sitting Area, Utility Room, Cloakroom, First Floor; Master Bedroom with Dressing Room and Ensuite, Shower Room, Two Further Bedrooms and Family Bathroom. Parking to the front and side of the property.

DIRECTIONS

From Nantwich , proceed along the A51 London Road, over the level crossings, at the first set of traffic lights proceed straight on, at the major roundabout, take the third exit onto the A500, proceed down here until you meet the first roundabout and take the third exit on the left, signposted Shavington, at the traffic lights, bear right over the bridge and Hunter Avenue is midway, first turning on the right hand side.

LOCATION & AMENTIES

The village of Shavington is ideally located 2.5 miles from the historic market town of Nantwich with its array of local retailers and major stores 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.



DESCRIPTION

The property is constructed of traditional brick with rendered elevations under a Marley tiled roof. The present owners have been the occupants for the last 12 years during which time they have taken much care and attention with major improvements including a two storey extension to the side and rear along with a single storey extension creating an exceptional breakfast/dining/sitting /kitchen area, additional bedrooms and ensuite. Internally the home has been maintained to a high standard with quality fixtures and fittings throughout with integrated appliances in the kitchen. Further factor of the first floor accommodation having 2 bathrooms/shower rooms. The location is an important factor being virtually at the head of the cul de sac of similar styled properties. The rear garden is South facing. We recommend that this property is inspected to fully appreciate it.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Radiator.

LIVING ROOM

13'10" x 13'3"

With double glazed bay window, TV point, radiator, doorway to kitchen area.

KITCHEN

16'5" x 9'0"

With an array of cream laminated fronted units, one and half bowl sink unit, matching base units, work surfaces, glass splashback, six wall cupboards, double oven, integrated fridge freezer, dishwasher, laminated flooring, store cupboard, walk in understairs store, open plan to dining/sitting area.

BREAKFAST ROOM/SITTING AREA

21'8" x 9'6"

Laminated floor, double sliding French doors opening to garden and patio area, down lighters, two radiators, TV point, access to Utility area.



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UTILITY AREA

Work surface area, plumbing for washing machine, tumble vent, gas wall mounted boiler for domestic hot water, personal door to rear.

CLOAKROOM

With vanity wash basin, low level W/C, double glazed window, part tiled walls.

STAIRS FROM THE MAIN ENTRANCE HALL TO FIRST FLOOR

BEDROOM

12'8" x 9'10"

Radiator, double glazed window with views towards the rear.

DRESSING ROOM AREA

With built in fitted wardrobes, down lighters.

ENSUITE/SHOWER ROOM

9'7" x 5'3"

With vanity wash basin with cupboards under, low level W/C, large walk in shower cubicle with power shower, heated towel rail, decorative tiled walls, double glazed window.

BEDROOM

12'4" x 10'9"

Radiator, double glazed window with views to the front.

BEDROOM

9'11" x 9'10"

Radiator, rear aspect, double glazed window.

BATHROOM

Enjoys a white suite comprising of panel bath with shower screen and shower over, pedestal wash basin, low level W/C, fully decorative tiled walls and floor, heated towel rail, Xpelair, downlighters, double glazed window.

OUTSIDE

Blocked paved area to the front and paved for additional parking. To the rear of the property there is an Indian stone patio area with a picket fence and gate leading to a lawned area and an ornamental pond all enjoying a South facing aspect.

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.

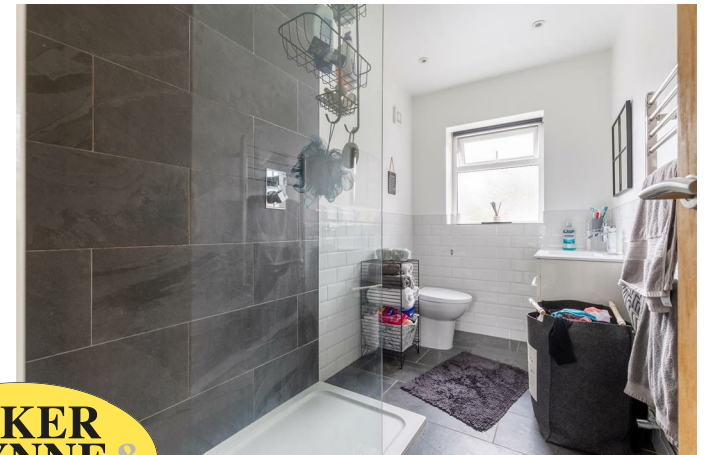
COUNCIL TAX

Band B.

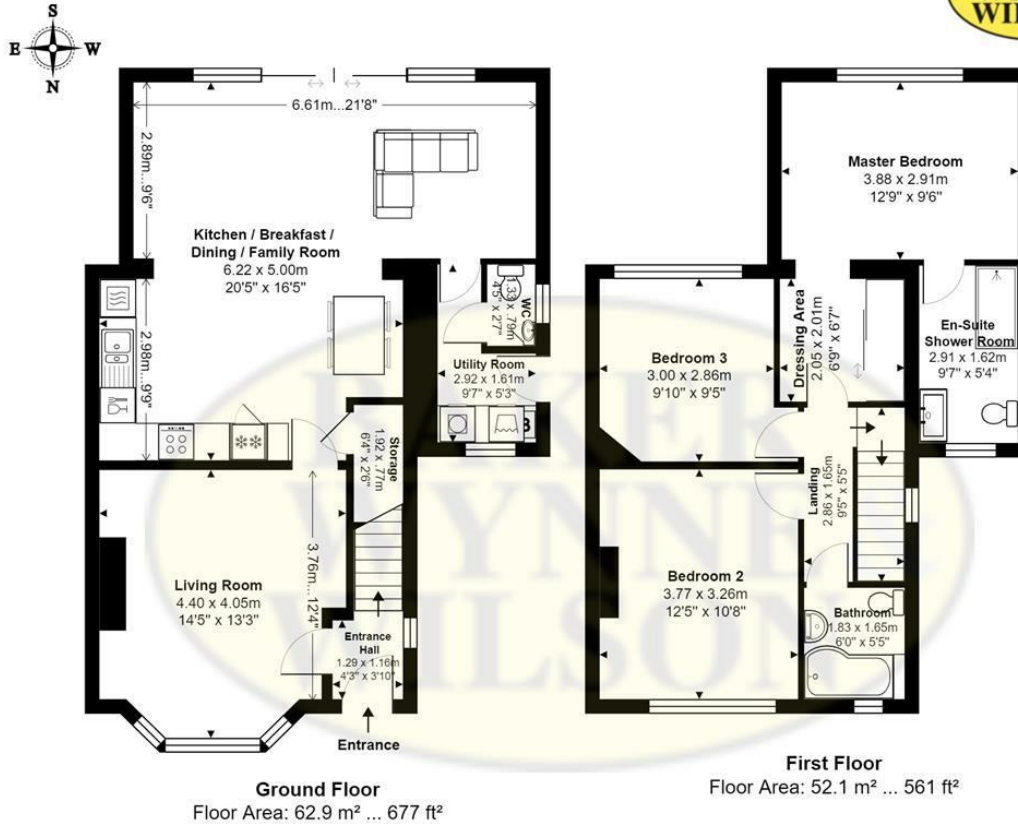
VIEWINGS

By appointment with Baker Wynne and Wilson
Tel: 01270 625214





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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	

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