



7 Blakelow Crescent, Blakelow, Nantwich, CW5 7EU
Guide Price £175,000

**BAKER
WYNNE &
WILSON**

NO CHAIN An ideal opportunity to put your own stamp on a well-located three-bedroom terraced home, offering excellent potential. Situated on a private road in a semi-rural location, the property benefits from off-road parking and a spacious rear garden.

LOCATION AND 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.

SUMMARY

Entrance Hall, Kitchen, Open Plan Kitchen Dinner, Three Bedrooms, Family Bathroom, Raised Terrace, Off Road Parking And A Shed.

DOWNSTAIRS

The property opens into a welcoming entrance hall which retains some of the original parquet flooring, adding character. The kitchen is fitted with matching wall and base units, a single bowl sink, plumbing for a washer/dryer, and houses the Worcester combi boiler.

To the rear, the open plan dining and living area offers a bright and flexible space. The dining area features an attractive wood-panelled feature wall and a front-facing window, while the living room includes space for a gas or wood-burning fire, a TV point, and patio doors leading out to the garden.



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UPSTAIRS

Upstairs, you'll find three generously sized bedrooms. Two are comfortable double rooms and the third is a spacious single. All rooms benefit from double-glazed windows, radiators, and either carpeted or laminate flooring.

The family bathroom comprises a panelled bath, separate shower cubicle, low flush W/C, vanity unit, tiled flooring and walls, and a frosted double-glazed window to the front

OUTSIDE

To the rear, the garden enjoys a sunny south-west facing aspect — perfect for evening sun. A raised terrace features built-in U-shaped seating, with adjacent raised flower beds, a large storage shed, and side access to the front.

At the front of the property, there is off-road parking for two cars on a gravelled area, along with a flagged pathway leading to the entrance. The home overlooks a pleasant green space and sits on a quiet private road.

TENURE

Freehold

SERVICES

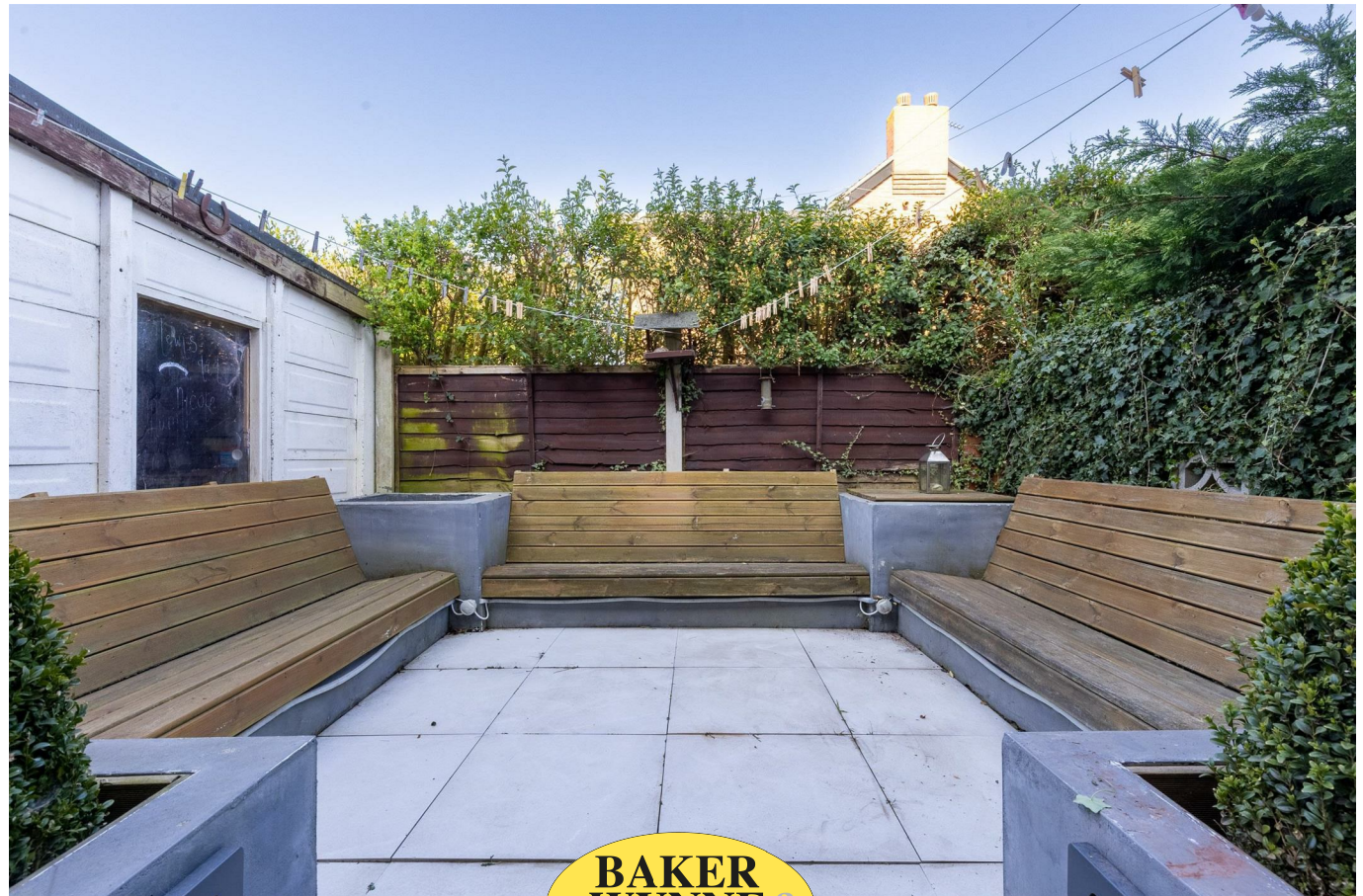
All mains services are connected to the property. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

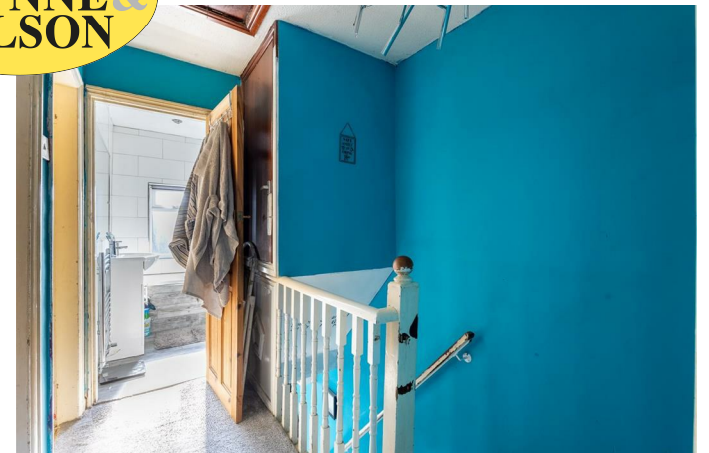
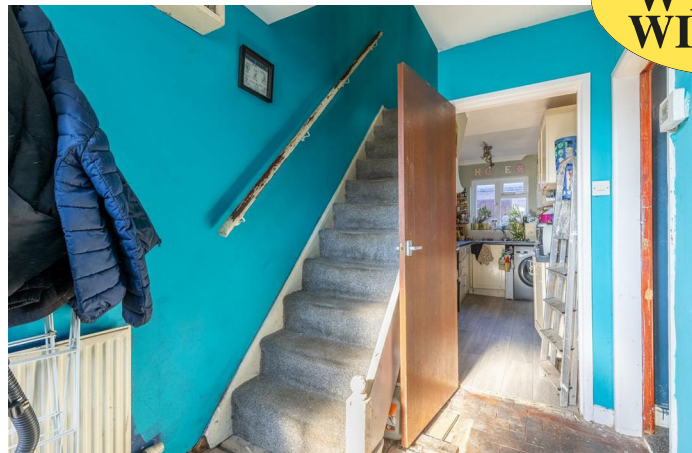
COUNCIL BAND

Band B

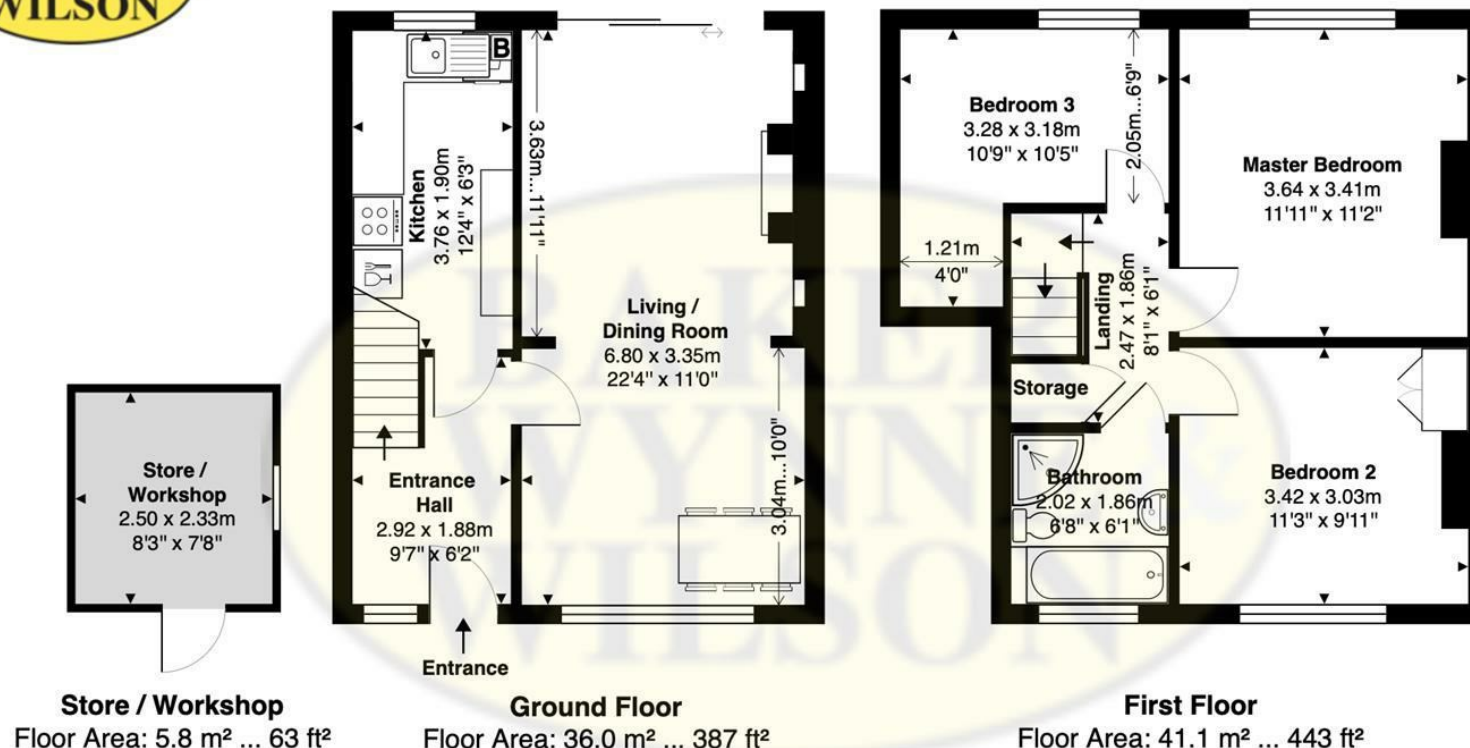
VIEWINGS

By appointment with Baker Wynne and Wilson
Tel: 01270 625214





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Approximate Gross Internal Area: 82.9 m² ... 893 ft² Includes Store / Workshop

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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



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Interested? Let's Talk 01270 625214
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