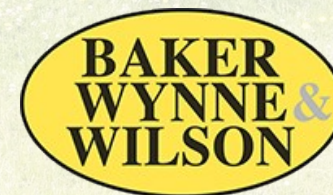




24 Stock Lane, Shavington, Crewe, CW2 5ED
For Sale By Informal Tender £165,000



In association with



For sale by informal tender
Guide price £165,000-£185,000
Two-Bedroom Semi-Detached Cottage with Generous Garden – Ideal
Renovation Project

DESCRIPTION

This two-bedroom semi-detached cottage requires full renovation and is suited to developers, investors, or buyers seeking a major project. The property is set on a generous west-facing plot with ample parking and excellent potential to add value.

METHOD OF SALE

(Subject to conditions prior sale). Written offers (sealed bids) to be submitted to the selling agent's office marked, 24 Stock Lane, Shavington, CW2 5ED, by Thursday 10/07/2025 before 12.00 noon. We need to take reasonable steps to find how you intend to pay for the property and ask that you state whether you need to sell a property, get a mortgage, have cash available to buy the property outright, or whether you are buying with a combination of the above. If you are successful, we will also want to see proof of funds. In the case of a mortgage, evidence usually takes the form of a mortgage agreement in principle which you can get from your lender, plus a bank statement showing you have your deposit. If you are a cash buyer, you will be asked to provide a financial statement. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract. Please contact the office if you require further details.

DOWNSTAIRS

You enter the property via the front door into the living room, which features a tiled floor, open fireplace, front-facing window, and light fittings.

The kitchen has a tiled floor, two windows to the rear, one to the side, a rear door providing garden access, a sink, and light fittings.

To the front of the cottage is a separate dining room with tiled flooring, a front-facing window, and light fittings.

There is an external toilet with a low flush W/C, accessed via the back door.

UPSTAIRS

The landing includes a front-facing window, wooden flooring, and light fittings.

- Bedroom One has a window to the front, wooden floor, and light fittings.
- Bedroom Two is accessed via bedroom one and includes windows to both the front and rear, wooden flooring, and light fittings.

This property is not currently habitable and will require full refurbishment throughout. Offered with no onward chain, it presents a rare opportunity for complete redevelopment or restoration in a semi-rural setting.

GARDEN

The property benefits from a front and side garden with off-road parking for up to four vehicles. To the rear is a well-proportioned, west-facing garden that is extremely private, offering scope for landscaping or extension (subject to planning).

TENURE

Freehold

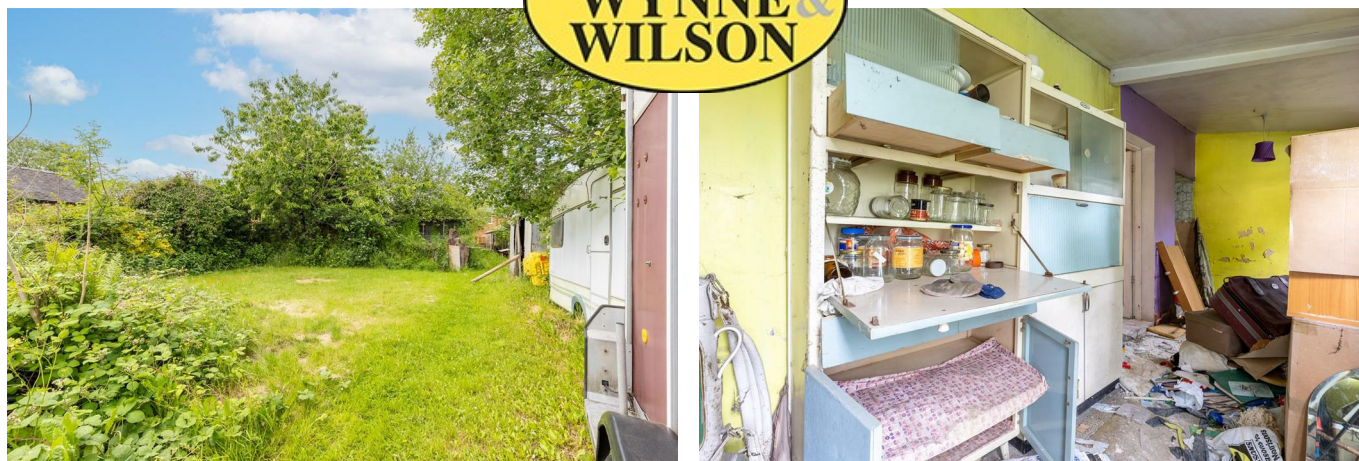
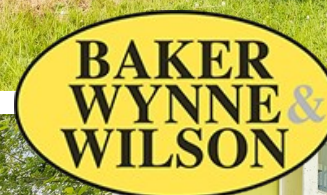
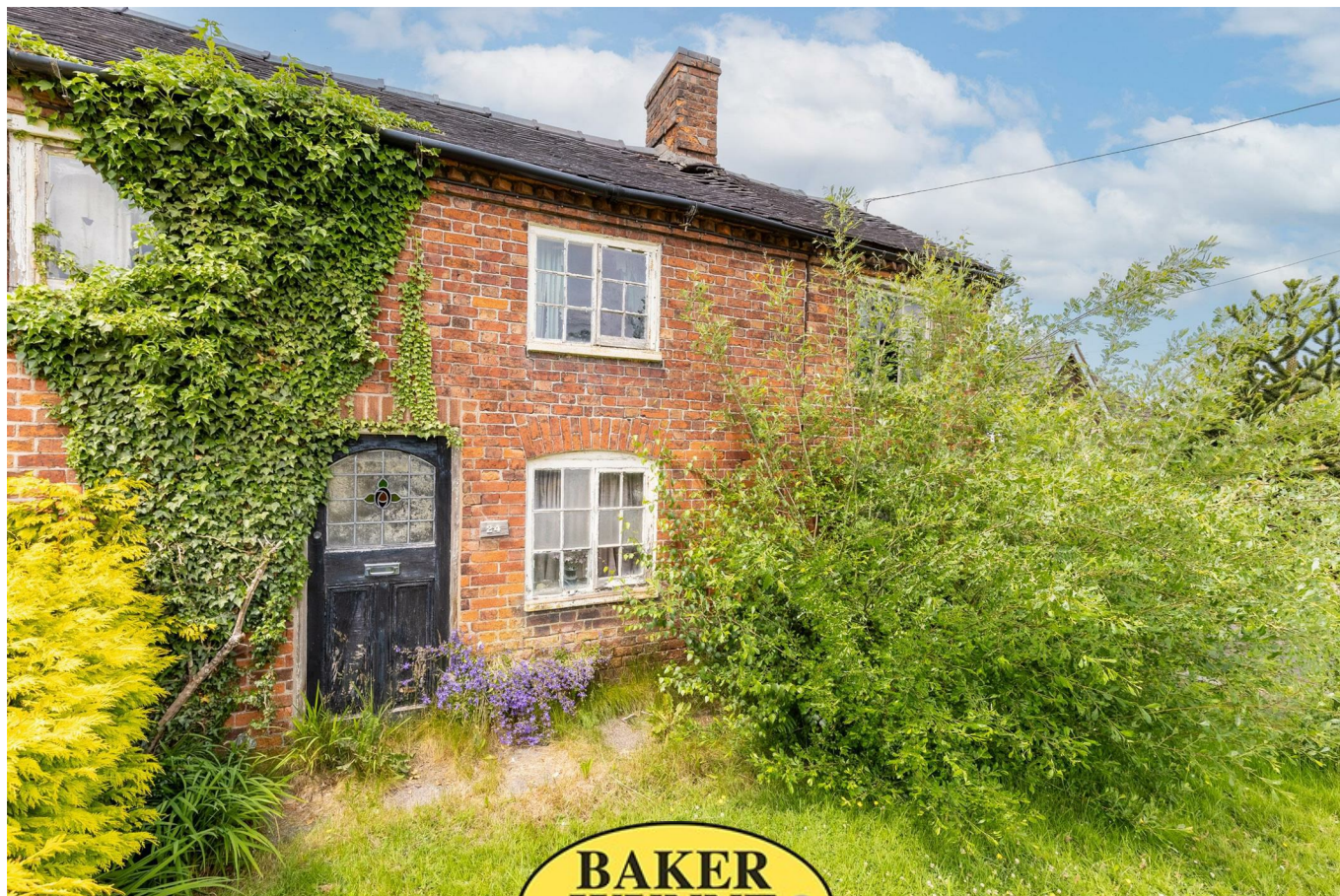
Services

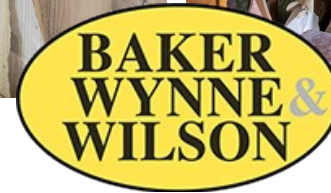
Mains water, electricity and drainage.

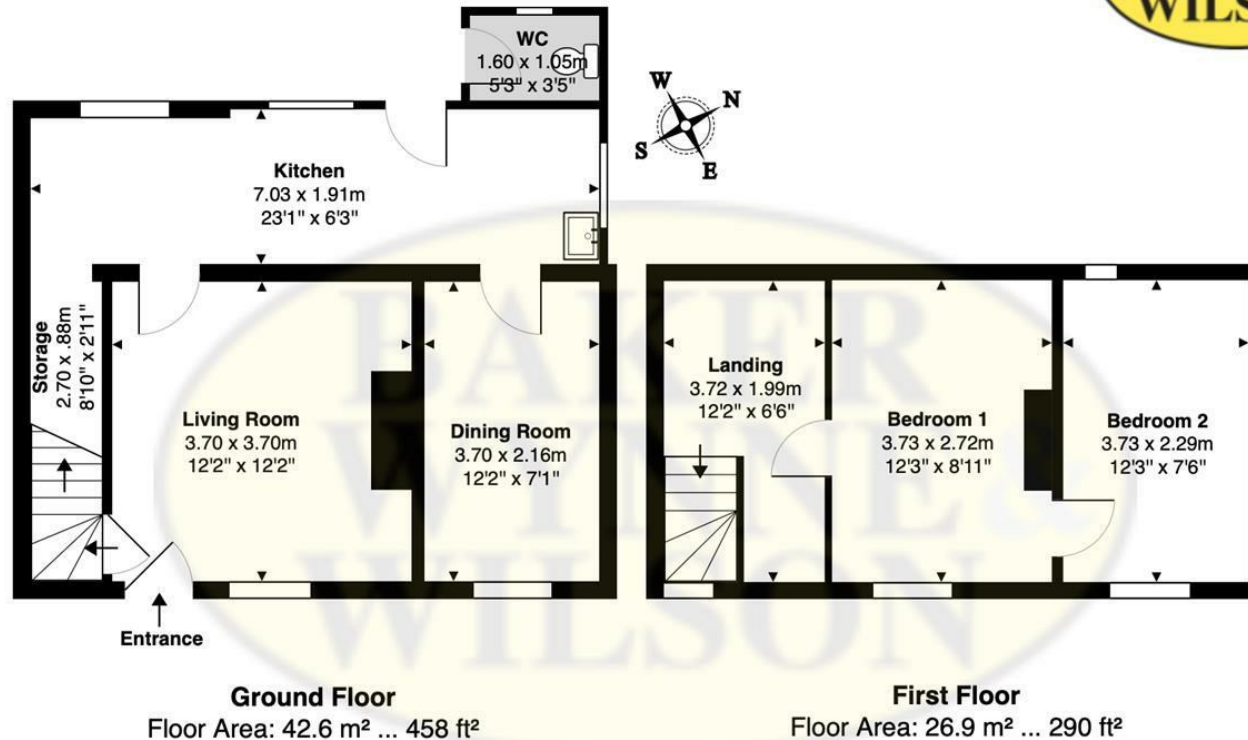
N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

Viewings

By appointment with Baker, Wynne & Wilson
38 Pepper Street, Nantwich,
Tel. 01270 625214







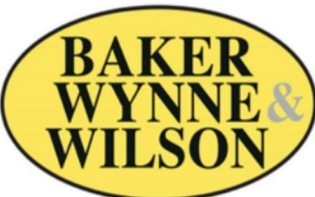
24 STOCK LANE, SHAVINGTON, CREWE, CHESHIRE, CW2 5ED

Approximate Gross Internal Area: 69.5 m² ... 748 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 2025. Copyright.

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

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



In association with



38 Pepper St, Nantwich CW5 5AB
01270 625214
office@bakerwynneandwilson.com



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