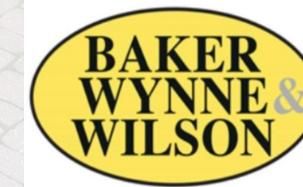




9 Godwin Crescent, Shavington, Crewe, CW2 5EN

Guide Price £285,000



In association with



A TASTEFULLY ENLARGED AND RECENTLY IMPROVED THREE BEDROOM DETACHED BUNGALOW WITH A SOUTH WEST FACING GARDEN IN A CUL DE SAC POSITION ON THE EDGE OF AN ESTABLISHED VILLAGE DEVELOPMENT

#### SUMMARY

Entrance Hall, Living Room, Dining Room, Kitchen, Master Bedroom with Ensuite Shower Room, Two Further Bedrooms, Bathroom, Gas Central Heating, uPVC Double Glazed Windows, Attached Garage, Car Parking Space, Gardens. No ongoing chain.

#### DESCRIPTION

This detached true bungalow was built by Price Brothers in the late 1960's of brick under a tiled roof. It is approached over a block paved drive leading to a car parking and turning area in front of the bungalow. In more recent years it has been enlarged in keeping with the original bungalow. Over the last 12 months the property has been redecorated and new carpets fitted. Demand for true bungalows has increased in recent years, whilst supply has flattened, meaning prices for single storey properties has risen.

#### LOCATION & AMENITIES

Godwin Crescent occupies a prime position on the edge of the popular Greenfields Development.

Shavington has always proved to be a popular location with both primary and secondary education in the village. There are local facilities in the village of Crewe gives access to the national rail network (London Euston 90 minutes). The historic market town of Nantwich (2.5 miles), Crewe (2 miles) are within easy reach. 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, continuing past the Elephant Public House and at the next set of traffic lights, turn left onto Crewe Road, proceed for 300 yards, turn left into Barons Road, first right into Godwin Crescent and the property is located on the left hand side.

#### ACCOMMODATION

With approximate measurements comprises:

#### ENTRANCE HALL

Composite entrance door with stained glass top light (2025), cylinder and airing cupboard, access to loft.

#### LIVING ROOM

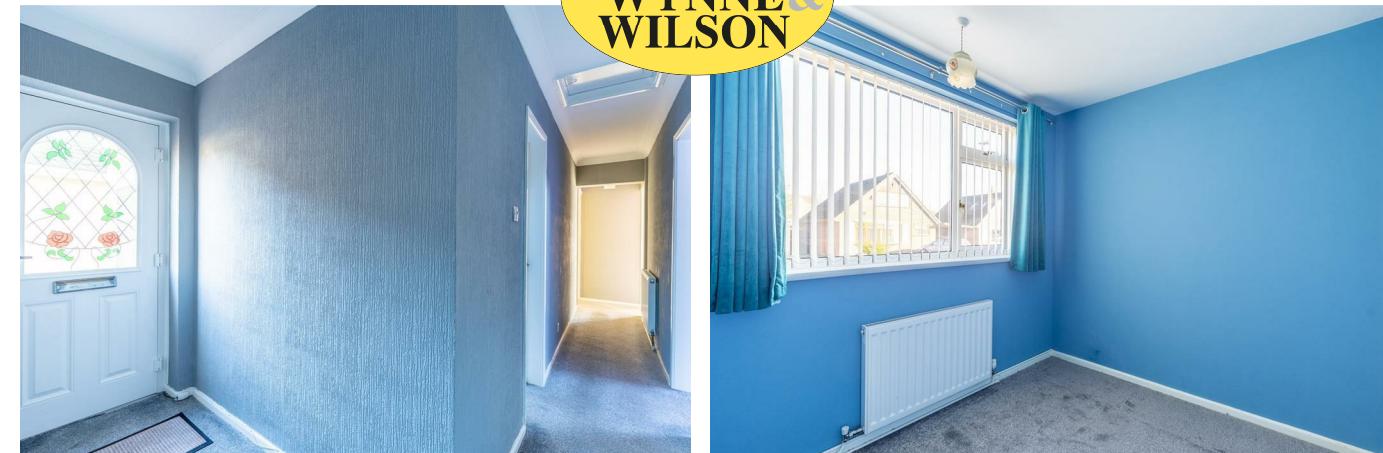
16'4" x 10'4"

Marble fireplace with inset living flame log/coal effect gas fire (2025), two single wall lights, ceiling cornices, radiator.

#### DINING ROOM

13'3" maximum x 6'8"

Radiator.





## KITCHEN

9'8" x 8'8"

Refitted in 2025, stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, Indesit electric cooker with extractor hood above, door to garage, tiled floor, uPVC double glazed door to rear, plumbing for dishwasher, radiator.

## MASTER BEDROOM

13'8" x 9'9"

Fitted wardrobes and chest of drawers, access to loft, sliding double glazed windows to rear garden, radiator.

## ENSUITE SHOWER ROOM

6'8" x 6'5"

White suite comprising low flush W/C and pedestal hand basin, shower cubicle with Triton shower, fully tiled walls, bathroom cabinet, mirrored door, mirror fitting, radiator.

## BEDROOM NO. 2

10'10" x 10'4"

Double glazed roof light, radiator.

## BEDROOM NO. 3

9'3" x 7'7"

Radiator.

## BATHROOM

6'2" x 5'6"

White suite comprising panel bath, pedestal hand basin and low flush W/C, part tiled walls, radiator.

## OUTSIDE

Attached GARAGE 15'8" x 8'8" electrically operated roller door, power, light and water, Worcester gas fired central heating boiler, plumbing for washing machine, shelving.

Block paved car parking and turning area. Electrically operated awning. Outside tap, exterior lighting, garden shed.

## GARDENS

The South West facing rear garden is not directly overlooked. It is lawned with a flagged patio.

## SERVICES

All mains services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, 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.

## COUNCIL TAX

Band B.

## VIEWINGS

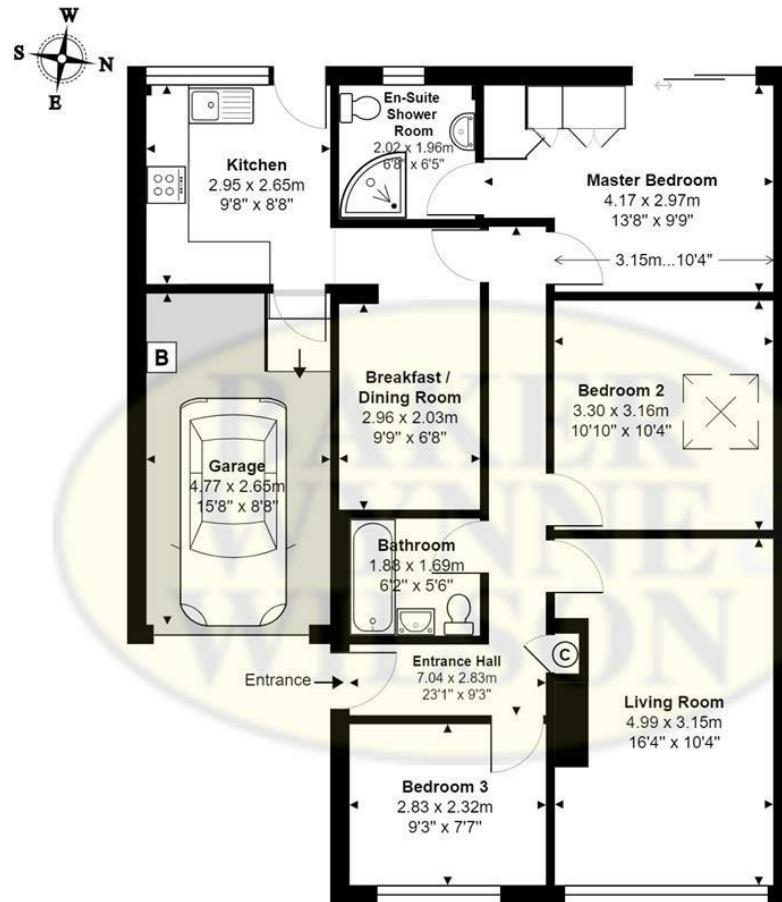
By appointment with Baker Wynne & Wilson  
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 Approximate Gross Internal Area: 92.7 m<sup>2</sup> ... 998 ft<sup>2</sup> Includes Garage

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		
(55-68)	D		
(39-54)	E	53	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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