



7 GODWIN CRESCENT | SHAVINGTON | NEAR NANTWICH | CHESHIRE | CW2 5EN | OIRO £259,000



## **FOR SALE WITH NO CHAIN - MOTIVATED SELLERS**

An attractive & well maintained Two Bedroom Detached True Bungalow standing within a sought after well established small residential cul de sac in the popular village of Shavington with local amenities. Having been a much enjoyed home, the property offers well proportioned & naturally light rooms throughout.

The accommodation briefly comprises; Entrance Hall, Living Room, Modern Fitted Kitchen, large Conservatory with air conditioning, Bedroom One, Bedroom Two, Shower Room.

Larger than standard spacious DETACHED GARAGE with electric remote operated door with vast potential to use as an office / annexe / Gym subject to any necessary consents & the garage already benefits from connected utilities including water, power & WC.

Low maintenance paved gardens to the front & rear and extensive driveway providing ample off road parking for several vehicles.

UPVC D.G. & Gas C.H.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road & continue to the crossroads & traffic lights. Turn left into Crewe Road & left again into Barons Road. Take the first right turn into Godwin Crescent where the property will be observed on the left hand side.

#### SHAVINGTON

The South Cheshire village of Shavington is ideally placed some 3 miles from Crewe with its mainline rail service, and approx 3 miles from the historic market town of Nantwich. Shavington has local shops for day to day needs, doctor's surgery, primary & senior schools and recreational facilities. Shavington Primary School, Southbank Avenue, Shavington, Crewe, Cheshire, CW2 5BP. Tel: , or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: . The Welsh Marches railway line, the A500 trunk road and Newcastle Road (the former route of the A500), all run East - West through the council parish; the A500 has a junction at SJ707527. The B5071 (Crewe Road) runs North-South from Crewe to Wybunbury. A network of lanes connect the B5071 with adjacent villages; these include Gresty Lane, which runs Westwards to Rope & Willaston; and Weston Lane, which runs Eastwards to Basford and Weston.

#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.





THE ACCOMMODATION:-  
With approximate dimensions, comprises;

#### ENTRANCE HALL



#### MODERN KITCHEN (10'10 x 7'10 max)





LIVING ROOM (16'5 x 10'6)

CONSERVATORY (19'8 x 7'10)





SHOWER ROOM (6'3 x 5'7)

BEDROOM TWO (9'6 x 7'7)





BEDROOM ONE (11'10 max x 10'10)

#### EXTERIOR

With ease of maintenance in mind, the property enjoys paved front & rear gardens. The rear garden features a raised planted bed & green house.

#### DETACHED GARAGE (21'0 max x 12'10)

Brick built construction with electric remote operated door, power, light & side door and window. Sink unit & separate WC. There is ample potential to further enhance the space if required to use for a variety of uses etc.





**EPC RATING: D**

**COUNCIL TAX BAND: B**

#### SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have 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.

#### TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk). Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

#### SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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#### ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

#### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we can discuss your requirements further \*\*

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.

