



1 North Way, Shavington CW2 5AR

CHESHIRE
LAMONT

Situated in a highly sought after, convenient village location, a three bedroom semi-detached house benefiting from delightful extensive south west facing rear gardens and providing well arrayed accommodation with superb potential for further enhancement. Driveway and garage. NO CHAIN. Viewing recommended.

- A three bedroom semi-detached house
- Situated in a highly regarded location nearby to local facilities
- Standing in delightful extensive lawned rear gardens
- Benefiting from a driveway and garaging
- Superb potential for further enhancement if required
- Entrance hall, lounge with fireplace, separate dining room and kitchen
- Three first floor bedrooms, bathroom and separate WC
- NO CHAIN
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Agents Remarks

The property stands in a very convenient location off a tree lined lane within the sought after village of Shavington. The house is nearby to local facilities, well regarded schooling and within easy access to A500. Nearby Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station is just 3 miles away.

Property Details

A paved entrance drive leads to the front of the property and to a semi-integral garage. A step ascends to a uPVC double glazed door allowing access to:

Entrance Hall

With full height uPVC double glazed windows, radiator, stairs ascending to first floor and a panel door leads to:

Lounge 13' 7" x 11' 5" (4.13m x 3.47m)

With a uPVC double glazed window to front elevation, radiator, living flame gas fire within surround upon marble hearth with marble insert and sectional glazed sliding doors lead to:



Dining Room 8' 2" x 11' 5" (2.48m x 3.47m)

With uPVC double glazed sliding doors overlooking delightful large south west facing rear gardens, radiator and a panel door leads to:

Kitchen 9' 6" x 11' 2" (2.89m x 3.41m)

With a range of base and wall mounted units, built-in Zanussi electric oven, four ring hob with filter canopy over, plumbing for washing machine, wall mounted gas fired central heating boiler, one and a half bowl sink with mixer tap, uPVC double glazed window overlooking rear gardens, part tiled walls, door to pantry cupboard with shelving and a uPVC double glazed door to outside.

First Floor Landing

With a uPVC double glazed window to side elevation, access to loft and a panel door leads to:

Bedroom One 11' 9" x 11' 5" (3.59m x 3.47m)

With a uPVC double glazed window to front elevation, radiator and door to fitted cupboard incorporating shelving.

Bedroom Two 10' 0" max x 14' 1" max (3.05m max x 4.28m max)

With a uPVC double glazed window to rear elevation providing lovely aspects over the gardens, radiator and pine fronted fitted wardrobes with cupboards over.

Bedroom Three 11' 9" x 7' 10" (3.59m x 2.38m)

With a uPVC double glazed window to front elevation, over- stairs cupboard with shelving above and radiator.

WC

With uPVC double glazed window and WC.

Bathroom

With a pine panelled bath incorporating shower over, WC, vanity wash basin with cupboards and drawers beneath, towel radiator and uPVC double glazed window.

Externally

The rear gardens are a delightful asset to the property with mature fruit bearing trees, sheltered and screened by high wooden fencing and benefiting from an extensive lawned area, ornamental pond, paved patio and attractive south west facing aspects. A path with gateway allows access from the side of the property to the front. Driveway and garage.

Garage 16' 2" x 11' 2" max (4.92m x 3.41m max)

With an up and over door, light and power.



Tenure
Freehold.

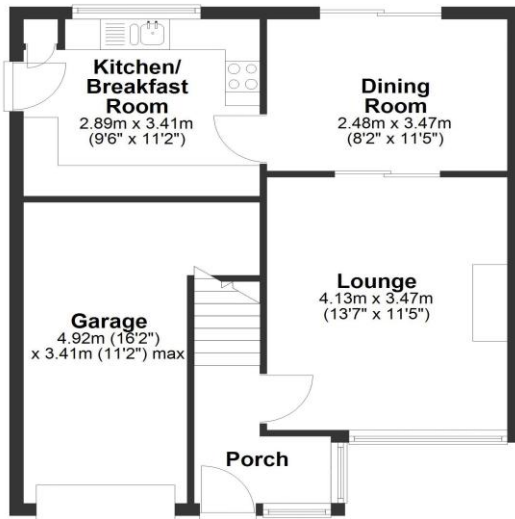
Services
All main services are connected (not tested by Cheshire Lamont).

Viewings
Strictly by appointment only via Cheshire Lamont.

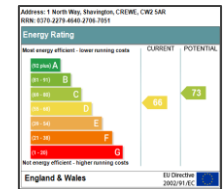
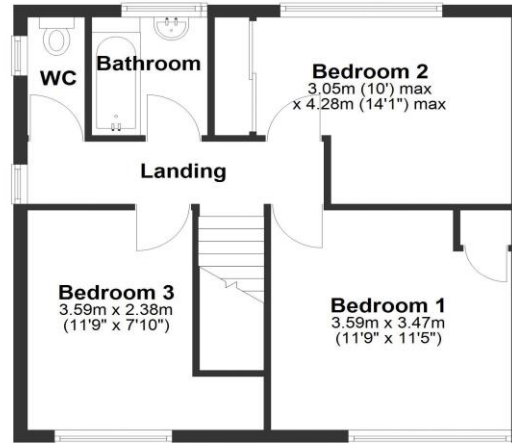
Directions
From Nantwich proceed along London Road and Newcastle Road to the roundabout, take the 3rd exit and continue along the A500 towards the M6. Turn right for Shavington and turn left at the traffic lights past the Nisa Local shop. Turn left at the bend along Weston Lane and left onto Park Estate. Follow the road and bear right where the property is located on North Way.



Ground Floor
Approx. 52.1 sq. metres (561.2 sq. feet)



First Floor
Approx. 47.0 sq. metres (506.4 sq. feet)



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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