



6 WELL CLOSE | SHAVINGTON | CHESHIRE | CW2 5SZ | £123,500



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

6 Well Close, Shavington, Cheshire, CW2 5SZ

A highly desirable Three Bedroom Semi Detached House of considerable appeal. As a Cheshire East scheme affordable property built circa 2016, the delightful freehold home is subject to a restricted sale price 35% below the market value.

Please note that buyers must be qualified accordingly.

The accommodation briefly comprises; Entrance Hall, Cloaks/WC, Living Room, Kitchen Diner, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

Tarmacadam tandem driveway providing off road parking for two vehicles & charming front and rear gardens. UPVC D.G. & GAS C.H.





DIRECTIONS

Proceed out of Nantwich along the A51 (London Road), over the level crossing to the Cheerbrook roundabout. Take the last exit (4th) onto Newcastle Road, signposted Shavington and Hough. Turn left at the Elephant Public House onto Main Road, follow the road and turn left into Rope Lane. Turn right into Broomhall Drive & right again into Well Close. The property will be observed on the right 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: 01270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01270 661305.

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.

NANTWICH

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.



AGENTS NOTE:-

Due to the property being sold as part of the Cheshire East scheme affordable housing, any prospective purchaser will need to be qualified via application to ensure they are compliant with the scheme.



THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

Attractive entrance door with courtesy light to side. Ceiling light point, smoke detector, radiator, wood effect floor. Stairs rising to the first floor. Door to the Living Room.



CLOAKS/WC

Ceiling light point, low level WC, wash hand basin, radiator, uPVC double glazed window to the front.

LIVING ROOM

15' 13" x 11' 7" max (4.9m x 3.53m) An excellent size room with ceiling light point, uPVC double glazed window to the front, radiator, continuation of wood effect flooring. Door to the Kitchen Diner.



KITCHEN DINER

14' 9" x 8' 10" (4.5m x 2.69m) Comprehensively well equipped with a range of highly attractive modern wall, base & drawer units with roll top laminate work surfaces & inset 1.5 bowl sink unit with mixer tap. 4 Burner gas hob, with extractor over & electric oven below. Ceiling light points, uPVC double glazed window to the rear & French doors leading to the rear garden, radiator, vinyl floor. Space for tall fridge freezer, and both pace and plumbing for washing machine & dishwasher. Ample space for table & chairs.



FIRST FLOOR LANDING Ceiling light point, smoke detector.

BEDROOM ONE

14' 9" max x 8' 1" (4.5m x 2.46m) A great size room with ceiling light point, radiator, 2 uPVC double glazed windows to the front, TV point.

BEDROOM TWO

12' 3" max x 8' 5" (3.73m x 2.57m) Ceiling light point, radiator, uPVC double glazed window to rear.

BEDROOM THREE

8' 10" x 6' 1" (2.69m x 1.85m) Ceiling light point, radiator, uPVC double glazed window to rear.

BATHROOM

Panel bath, low level WC, pedestal wash hand basin, light point, radiator, part tiled walls, uPVC double glazed window to side, wood effect flooring.





BEDROOM ONE



EXTERIOR

Tarmacadam driveway to the front providing parking for two vehicles. Attractive herbaceous border with flowering plants. Pathway to the entrance door & leading to the side. The rear garden is a pleasant manageable space ideal with paved patio & vegetable beds.

EPC RATING: B

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage services are connected (subject to statutory undertakers costs & conditions).

Gas 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

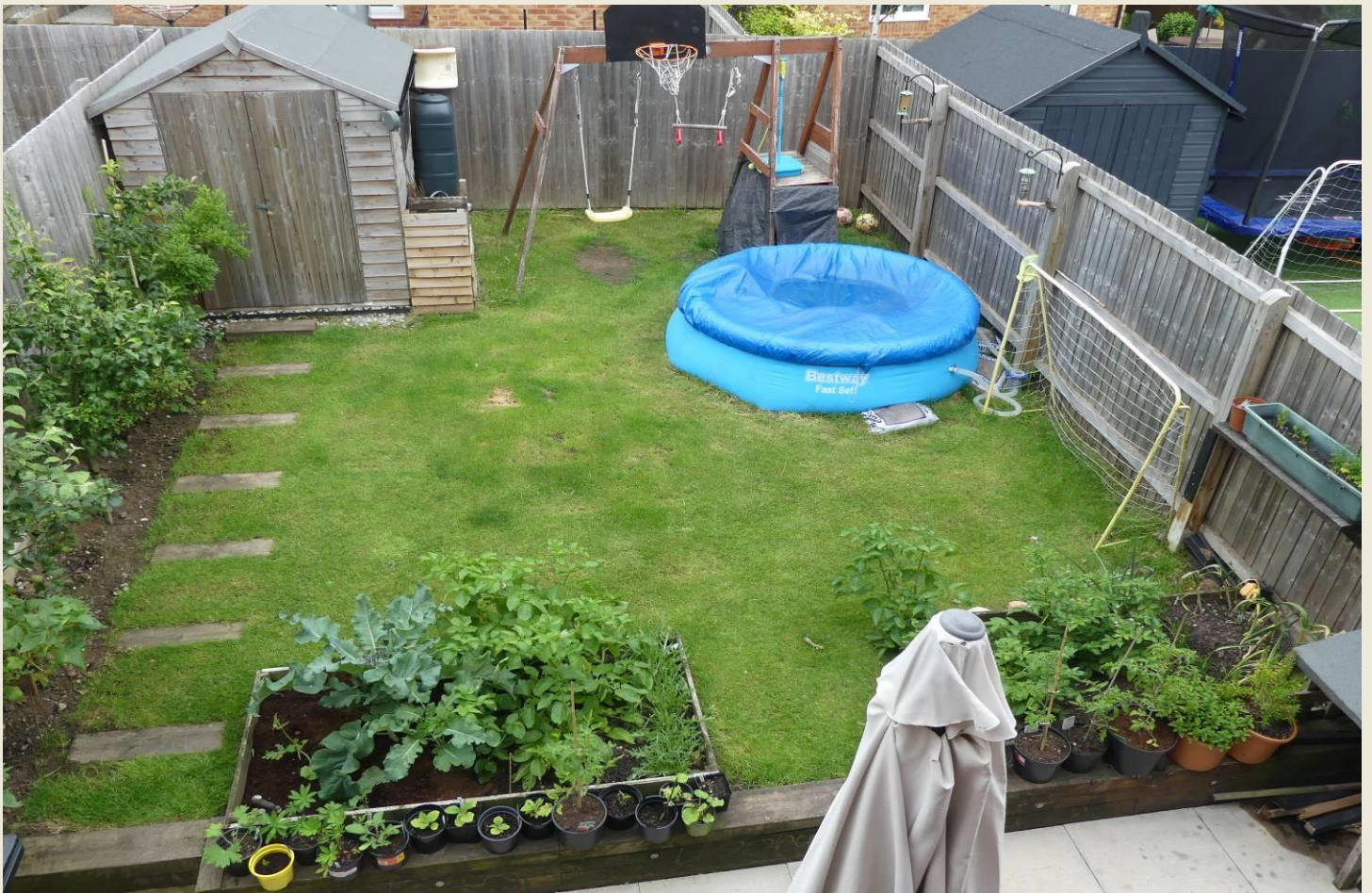
Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

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. All required questions relating to the property/land should be made by prospective viewers/purchasers to satisfy their own enquiries etc prior to & throughout a sales transaction.

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.



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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.

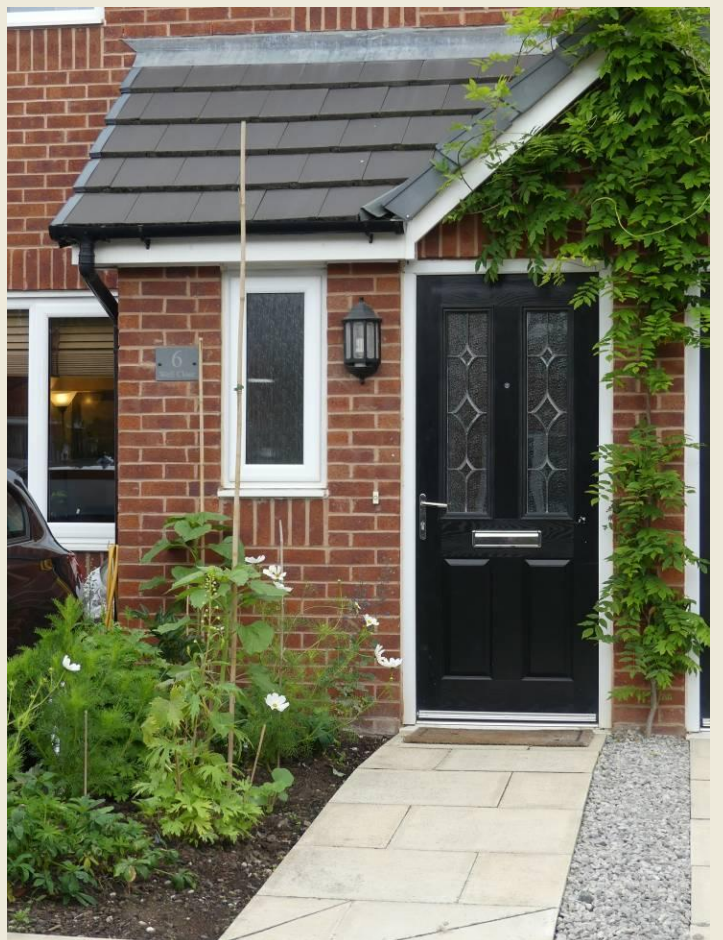
FINANCIAL ADVICE

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, 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.

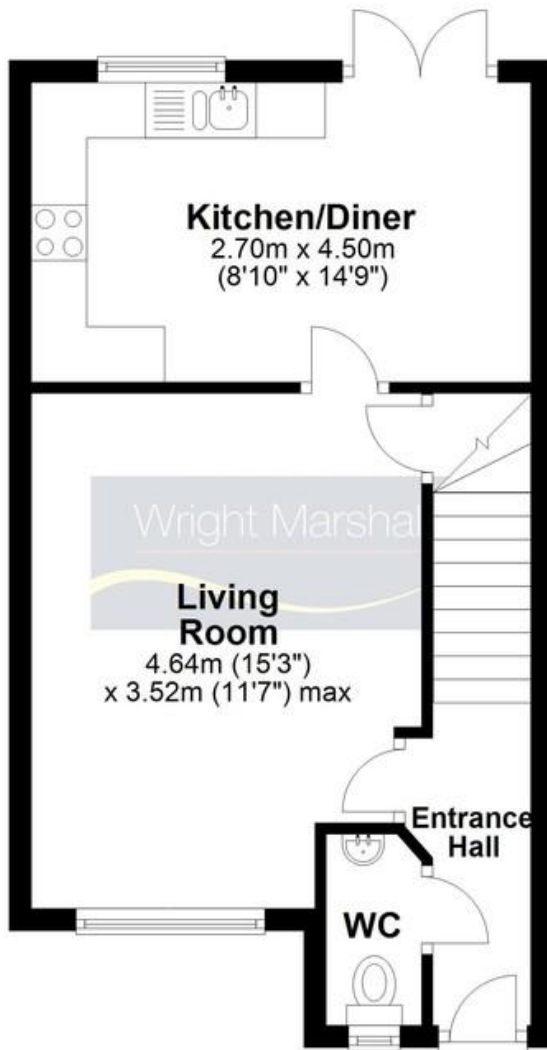
Your home may be repossessed if you do not keep up repayments on your mortgage.





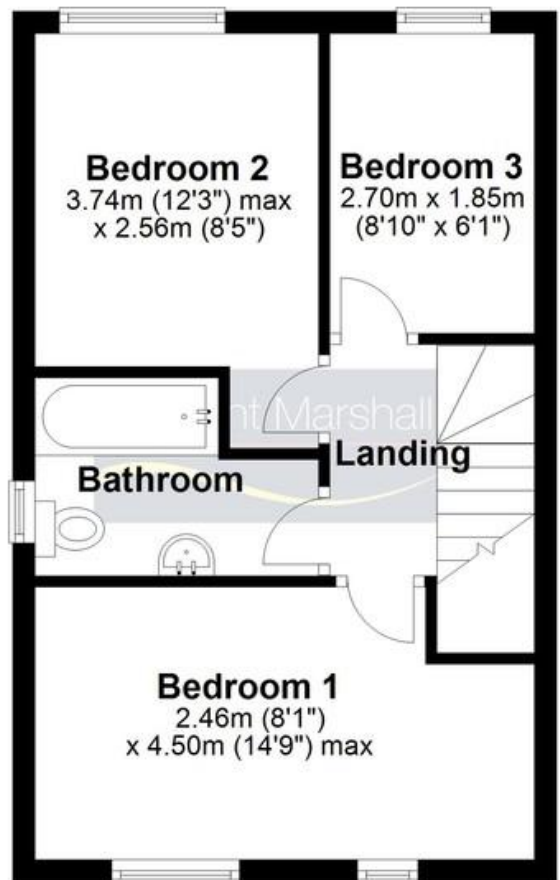
Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall Fine & Country

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