

## Floor Plan

Approx. 72.9 sq. metres (785.0 sq. feet)



**Wright Marshall**  
Estate Agents

8 BURLEA DRIVE, SHAVINGTON, CW2 5BZ

OFFERS IN THE REGION OF £184,950



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NO CHAIN. An attractive & comfortable Two Double Bedroom Semi Detached True Bungalow with a Conservatory nestled in a pleasant well established village cul de sac, close to a local store & bus stops. Boasting an extensive driveway, single garage & wonderful lawned gardens. Gas C.H. & uPVC D.G.

## DESCRIPTION

An attractive & comfortable Two Double Bedroom Semi Detached True Bungalow with a Conservatory nestled in a pleasant well established village cul de sac, close to a local store & bus stops.

Briefly comprising; Entrance Porch, Living Dining Room, Fitted Kitchen, Inner Hal, Wet Room, Bedroom One with fitted furniture, Bedroom Two with fitted furniture, Conservatory.

Boasting an extensive driveway providing ample off road parking, single garage & wonderful lawned gardens to the front & rear.

Gas C.H. & uPVC D.G.

NO CHAIN.

## 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.

## THE ACCOMMODATION:-

With approximate dimensions comprises;

## ENTRANCE PORCH

UPVC Double glazed entrance door & windows. Entrance door leading to the Living Dining Room.

## LIVING DINING ROOM

16'11" x 16'4" (5.16 x 4.98)

Ceiling light point, coving, large uPVC double glazed bay window to the front elevation, various power points, uPVC double glazed window to the side, radiator. Doors to the Inner Hall & Kitchen.

## KITCHEN

10'5" x 7'10" (3.18 x 2.41)

Equipped with a modern range of wall, base & drawer units to three elevations with roll top laminate work surface & inset sink unit. Light point, uPVC double glazed window to the rear garden, 4 burner gas hob, extractor & eye level electric ovens & grill. Part tiled walls, tiled floor. Space for fridge freezer. Space & plumbing for washing machine. UPVC Double glazed door to the side.

## INNER HALL

Ceiling light point. Doors to Bedrooms One, Two & Wet Room.

## BEDROOM ONE

13'5" x 10'4" (4.09 x 3.15)

Ceiling light point, radiator, uPVC double glazed window to the front. Range of fitted wardrobes, cupboards & drawers.

## BEDROOM TWO

11'5" x 10'2" (3.48 x 3.12)

Ceiling light point, radiator, uPVC double glazed window to the front. Range of fitted wardrobes, uPVC double glazed sliding patio door to the Conservatory.

## CONSERVATORY

8'9" x 8'2" (2.69 x 2.51)

UPVC Double glazed windows to the rear garden, uPVC double glazed window to the side, radiator, tiled floor.

## WET ROOM

Fitted with a low level WC, wash hand basin, shower, ceiling light point, uPVC double glazed window to rear, fully tiled walls, composite floor covering.

## EXTERIOR

The property enjoys good size gardens with a lawn to the front, extensive driveway providing ample off road parking & timber gates to the side. The rear garden is a delight, predominantly laid to lawn, with various specimen shrubs & trees. The rear garden enjoys a good degree of privacy. Timber shed & summer house. Single garage with up & over door.

## EPC RATING: E

## COUNCIL TAX BAND: B

## SERVICES

All mains water, gas, 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 & 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.

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.

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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, 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.