



345 NEWCASTLE ROAD | SHAVINGTON | CHESHIRE | CW2 5EA | OIRO £159,950



345 Newcastle Road, Shavington, Cheshire, CW2 5EA

IDEAL FOR OWNER OCCUPIERS OR BUY TO LET INVESTORS

Benefiting from current gas and electrical certification, the property is suitable for some minor enhancement.

An excellent three bedroom mid terrace house briefly comprising; Hall, Living Room, Kitchen, Bathroom, Sun Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three.

The property also boasts a charming rear garden & off road parking for approx 3-4 vehicles. The pleasant accommodation is neutrally decorated & is perfectly situated for anyone requiring road & rail links.

UPVC D.G. & Gas C.H.

NO CHAIN





NEARBY WYBUNBURY VILLAGE

DIRECTIONS

From our Nantwich office continue along Hospital Street. At the roundabout take the first exit onto Hospital Street/A534 and at the next roundabout take the second exit onto London Road/B5074 and continue onto Newcastle Road/A51. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed towards the traffic lights. 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: 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.

NEARBY WYBUNBURY VILLAGE

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment.

SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk

Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk



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;

HALL

UPVC Double glazed entrance door. Small hallway with laminate flooring & stairs rising to the first floor.

LIVING ROOM

Large uPVC double glazed window overlooking the driveway. Wood effect laminate flooring throughout, radiator, TV aerial.





KITCHEN

Modern wall, base & drawer units with roll top laminate work surface & inset sink unit. Vinyl flooring. UPVC Double glazed window overlooking the garden. Space for gas cooker. Space for fridge. UPVC Double glazed door to the Sun Room. Under stairs store / pantry.

SUN ROOM

Glazed panes & timber supports. Vinyl flooring and power points. Door leading to the good size rear garden.

BATHROOM

Fitted with a white three piece suite including panel bath with electric shower over, low level WC & pedestal wash hand basin. Modern tiled flooring. UPVC Double glazed window to the rear.



FIRST FLOOR LANDING

Hand rails to stairs.







BEDROOM ONE

An excellent & surprisingly spacious room with two uPVC double glazed windows to the front elevation. Radiator. Built in cupboard housing the Worcester gas Combi boiler.





BEDROOM TWO

Radiator. UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

Radiator. UPVC double glazed window again overlooking the rear garden.

EXTERIOR

The property boasts an unusual amount of off road parking, with space for approx 3-4 vehicles.

The rear garden features a gravelled area (note: wheelie bin access to the rear of the row of properties), a picket style fence & charming rear lawned garden beyond with in part hedging to boundaries & fencing.

Timber shed, which provides space to remove & install a larger shed, greenhouse, workshop etc.

The hedges on two of the boundaries provide a good degree of privacy.

EPC RATING: D

COUNCIL TAX BAND: TBC

SERVICES

All mains water, gas, electricity & drainage 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 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.

COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.



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 **

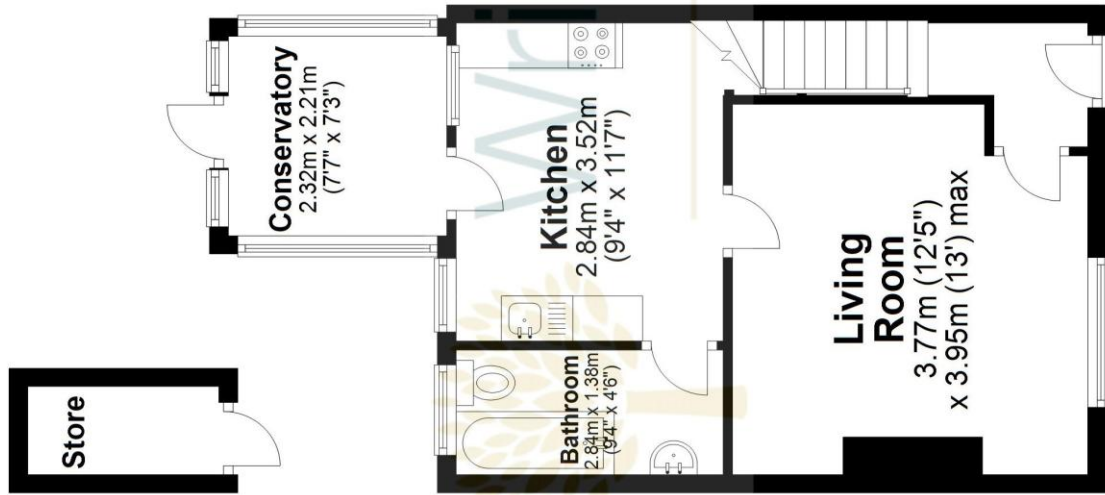
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





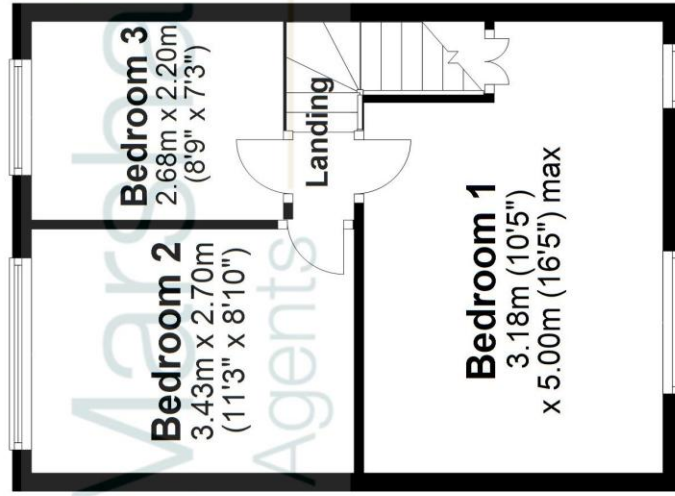
Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 72.1 sq. metres (776.5 sq. feet)

To scale only, not to size
Plan produced using PlanUp.