



Wright Marshall
Estate Agents

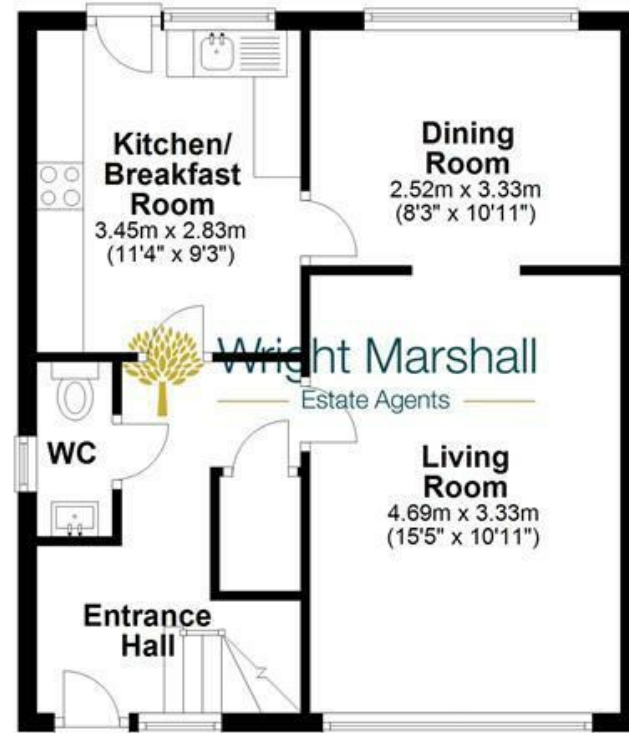
91 GREENFIELDS AVENUE, SHAVINGTON, CW2
5HE

OFFERS IN THE REGION OF £169,950



Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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A delightful three Bedroom Semi Detached chalet style house in the popular area of Shavington, situated on the outskirts of Nantwich close to all local amenities & both road and rail networks. Boasting front & rear gardens with patio area and driveway. UPVC D.G. & GAS C.H.
NO CHAIN

DIRECTIONS

From the Agent's Nantwich office proceed along Hospital Street. At the 2nd traffic island by Churches Mansion, proceed straight across into London Road (A51). Follow the road, continuing through the traffic lights and at the next major traffic island take the 4th exit off, signposted Shavington. On reaching the Elephant & Castle public house turn immediately left into Main Road. Turn right into Greenfields Avenue and the property will be observed on the right hand side.

DESCRIPTION

A delightful three Bedroom Semi Detached chalet style house in the popular village of Shavington, which is situated on the outskirts of Nantwich close to all local amenities & both road and rail networks.
The property has recently been let out & is ideal for both buy to let investors or owner occupiers. Briefly comprising; Entrance Hall, Cloaks/WC, Living Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom. Boasting front & rear gardens with patio area and driveway. UPVC D.G. & GAS C.H.
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.

NEARBY 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 HALL

A uPVC Double glazed entrance door, ceiling light point, smoke detector. Turned stairs rising to the First Floor with under stairs cupboard.

CLOAKS / WC

Fitted with a low level WC,, pedestal wash hand basin with tile splash back, ceiling light point, uPVC double glazed window to the side, radiator and wall mounted mirror.

KITCHEN

1'4" x 9'2' (0.30m'1.22m" x 2.74m'0.61m')
Modern light beech effect wall, base and drawer units to three elevations, part tiled walls, ceiling light point, uPVC double glazed window and door to the rear, roll top laminate work surfaces with inset stainless steel sink unit with mixer tap. A four ring electric hob with Neff extractor over (broken-main section missing), electric oven beneath, space for base level appliance, space and plumbing for washing machine, space for tall fridge/freezer, vinyl floor covering. Doors to the dining room and hall.

DINING ROOM

10'11 x 8'3 (3.33m x 2.51m)
Ceiling light point, large uPVC double glazed window to the rear, radiator, open to the Living Room.

LIVING ROOM

15'10 x 10'10 (4.83m x 3.30m)
Filled with a high degree of natural light through the large uPVC double glazed window to the front, three wall light points, ceiling light point, radiator, TV aerial points and telephone point. Door to the hall.

FIRST FLOOR LANDING

Ceiling light point, smoke detector, loft access. Built in cupboard with 'Worcester' gas fired central heating boiler and shelf.

BEDROOM ONE (REAR)

10'11 x 10'2 (3.33m x 3.10m)
Ceiling light point, radiator, uPVC double glazed window to the rear offering a pleasant outlook to the rear garden.

BEDROOM TWO (FRONT)

8'6 x 10'1 (2.59m x 3.07m)
Ceiling light point, radiator, uPVC double glazed window to the front with lovely outlook, under eaves storage.

BEDROOM THREE (REAR)

7'1" x 9'3 (2.13m'0.30m" x 2.82m)
Ceiling light point, radiator, large uPVC double glazed window to the rear, under eaves storage, built in cupboard.

BATHROOM

6'9 x 5'11 (2.06m x 1.80m)
Panelled bath with taps and hand held shower attachment, low level WC, pedestal wash hand basin, ceiling light point,

part tiled walls, uPVC double glazed window to side, radiator, wood effect laminate floor.

EXTERIOR

The front of the property is mainly laid to lawn with a brick paved driveway providing ample of road parking. There is a low brick wall to the front boundary and border, and a hedge to side boundary. The rear garden is predominantly laid to lawn with brick paved patio with planted borders. Side access with timber gates and a timber shed to rear.

EPC RATING: C

COUNCIL TAX BAND: C

SERVICES

All mains water, gas, electricity and drainage services are either connected or available locally (subject to statutory undertakers costs & conditions).
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 9.00-4pm.

SALES PARTICULARS AND 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 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.