



27 CHESTNUT AVENUE | SHAVINGTON | CHESHIRE | CW2 5BJ | OIRO £200,000



27 Chestnut Avenue, Shavington, Cheshire, CW2 5BJ

An excellent mature three bedroom semi detached house nestled in a popular established road within a pleasant village.

Offering a superb opportunity for enhancement, the property is an ideal renovation project with the possibility to extend the existing accommodation if required & subject to necessary consents.

Briefly comprising; Entrance Porch, Entrance Hall, Cloaks/WC, Living Room, Dining Room, Kitchen. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room.

Single Garage & good size driveway. Pleasant low maintenance rear garden.
UPVC D.G. & Gas C.H.

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich Office along Hospital Street and continue ahead at the mini roundabout. Take the 2nd exit at the Churches Mansion roundabout into London Road (A51). Continue over the level crossing and proceed through the traffic lights to the Cheerbrook roundabout. Take the 4th exit onto the Newcastle Road (signed Shavington). Turn left at the traffic lights into Crewe Road and left into Chestnut Avenue. 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 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;

ENTRANCE PORCH

UPVC Double glazed double opening doors, wall light point.
Timber door to Entrance Hall.

ENTRANCE HALL

Ceiling light point, radiator.
Stairs rising to the first floor with cupboard beneath.

CLOAKS / WC

Under stairs WC, low level WC, wash hand basin, light point, uPVC double glazed window to side and cupboard over.

LIVING ROOM

Ceiling light point, radiator, large uPVC double glazed bay window to the front, dado rail, TV aerial & telephone point. Fireplace with surround, marble insert and hearth
Double opening sliding doors to the second reception room (Dining Room).





DINING ROOM

Ceiling light point, radiator, uPVC double glazed window to the rear and obscured glass window to the kitchen, gas fireplace. Sliding door to the Kitchen.



KITCHEN

Fitted with a range of wall, base & drawer units, work surface with inset sink unit, light points, uPVC double glazed window and door to the rear, part tiled walls, tiled floor (step down to lower part of the kitchen), radiator. Gas cooker slot with concealed extractor over. Space & plumbing for washing machine, space for fridge freezer.





FIRST FLOOR LANDING

Ceiling light point, smoke detector, loft access, uPVC double glazed window to the side.

BEDROOM ONE

Ceiling light point, radiator, ceiling coving, large uPVC double glazed bay window to the front elevation, 2 wall light points, high dado rail, TV aerial & telephone point, range of built in wardrobes.

BEDROOM TWO

Ceiling light point, radiator, range of built in wardrobes and drawers, high dado rail, uPVC double glazed window to the rear with super view of the garden and village beyond.





BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window to the front elevation, exposed wood floor, high dado rail.



SHOWER ROOM

Larger corner shower with sliding doors, mains shower and being fully tiled where visible, chrome ladder radiator, fully tiled walls, recessed ceiling spotlights, uPVC double glazed window to the rear, low level WC, and wash hand basin upon vanity unit with mirror over, tile effect floor, extractor fan.





EXTERIOR

The property stands in a pleasant village position and boasts a good size driveway to the front & side with both paving stones and gravel. Front planted border & low wall. Gate to side leading into the rear garden.

DETACHED SINGLE GARAGE: With up & over door, window & personal door to side.

The rear garden again is of a good size, being presented in a low maintenance style with gravelled & paved areas. Various shrubs & plants, timber shed, summerhouse & greenhouse.

The rear benefits from not being directly overlooked. Hedging & fencing to the boundaries.

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.

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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!

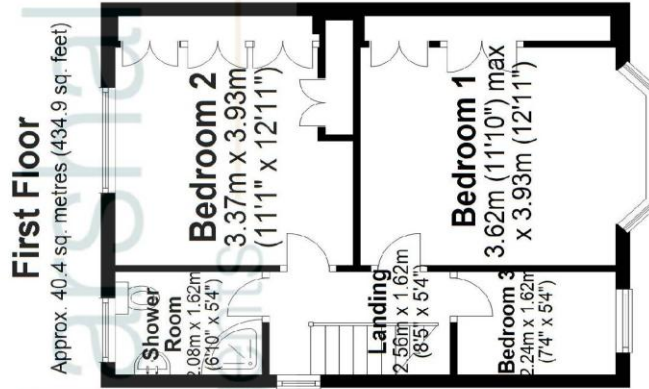
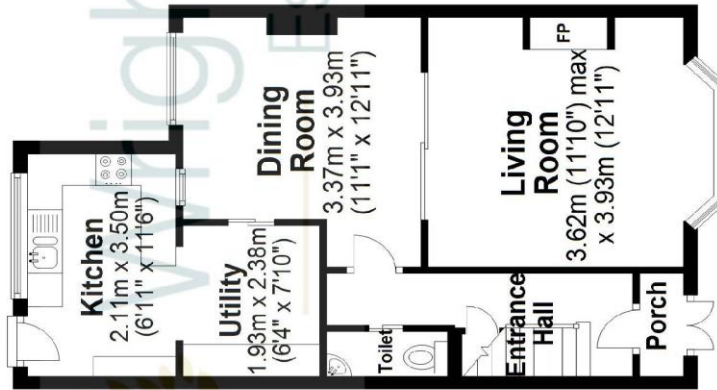
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.



Ground Floor

Approx. 48.1 sq. metres (518.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)

Total area: approx. 88.5 sq. metres (953.1 sq. feet)

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