



13 NORTHFIELD PLACE | SHAVINGTON | CHESHIRE | CW2 5BL | OIRO £259,000



13 Northfield Place, Shavington, Cheshire, CW2 5BL

Vastly deceptive accommodation, extended layout & fully renovated throughout.

The property is an incredible Three/Four Bedroom Semi Detached Dormer Bungalow of immense appeal boasting a wonderful lawned rear garden, raised decked terrace & converted garage forming home Office/Leisure Room.

The stunning accommodation briefly comprises; Entrance Porch, Entrance Hall, Living Room, Chic Kitchen opening to Dining Room, Bedroom Four (which could also form part of the Kitchen Diner to create a Family Area if required), Bedroom Two, Bedroom Three, Bathroom.

First Floor Master Bedroom Suite with large Bedroom enjoying a rear garden view, contemporary Ensuite Shower Room. Driveway & lawned garden to the front with various specimen shrubs and plants. Side gated access to the generous rear garden with various fruit trees.

The single garage now forms a storage area to the front with a fantastic Leisure Room/Office to the rear with water connection, power & light. The room would make a fantastic teenagers room!

UPVC D.G. & Gas C.H. SOLAR PANELS





DIRECTIONS

Proceed from the Agents Office along London Road, proceeding over the level crossing. Continue through the traffic lights to the 'Cheerbrook' roundabout. Take the 4th exit onto Newcastle Road and turn left into Main Road. Bear left again continuing onto Main Road. Turn left into Rope Lane & turn right just after the CO-Op store into Vine Tree Avenue / Chestnut Avenue. Turn left into Northfield Place & 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

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 1 hr 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:

The outstanding highly individual versatile village property has been comprehensively remodelled & upgraded throughout with works including; New electrics installed, central heating pipes fitted, newly installed condensing gas central heating boiler. Newly installed kitchen, bathroom & ensuite. Flooring with under floor heating to the Hall & Kitchen Diner. Internal doors have been replaced throughout, newly decorated & carpeted. The fantastic Leisure Room/Home Office, which could be used as an occasional bedroom was completed in 2020.

NOTE: The Kitchen Diner offers excellent flexibility in that the stud wall & door providing access to Bedroom Four at present could be removed if required, which would enable a larger Kitchen Dining Family Room to be created.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL

UPVC Double glazed entrance door to Entrance Porch with side panes & tiled floor. UPVC Double glazed inner door leading to the Entrance Hall. Hall with recessed ceiling spotlights, stunning tile floor with under floor heating. Stairs rising to the first floor Master Bedroom Suite. Concealed built in cloaks cupboard.

LIVING ROOM

An incredibly light & well proportioned room with recessed ceiling spot lights, radiator, TV aerial & telephone point, large uPVC double glazed window to the front elevation with pleasant outlook, highly attractive fire surround with inset fire.





BATHROOM

Panel bath with shower screen & mains shower, concealed cistern WC, wash hand basin, fully tiled walls, recessed ceiling spotlights, tiled floor, ladder radiator/towel rail, uPVC double glazed window to the side.

BEDROOM THREE

Recessed ceiling spot lights, radiator, uPVC double glazed window, TV point.



BEDROOM TWO

Recessed ceiling spot lights, radiator, uPVC double glazed window, TV point.



BEDROOM TWO





KITCHEN DINER





KITCHEN DINER

Chic & on trend being well equipped with a range of soft grey gloss fitted wall, base & drawer units to three elevations featuring stunning copper contemporary handles. Solid timber work surfaces with inset 1.5 bowl single drainer sink unit & mixer tap. Part tiled walls, recessed ceiling spotlights, 'drop down' power points.

Gas hob with extractor over, eye level electric oven/grill, integrated dishwasher, space & plumbing for washing machine, space for large fridge freezer, attractive wood effect floor.

Open to the Dining Area with UPVC double glazed French doors & side panes providing access to the large timber decked patio.





BEDROOM FOUR

Recessed ceiling light points, radiator, uPVC double glazed window, TV point.



FIRST FLOOR MASTER BEDROOM SUITE

Stairs rising to the fantastic first floor master bedroom suite.

MASTER BEDROOM ONE

Recessed ceiling spot lights, large uPVC double glazed window to the rear elevation with outstanding view over the garden, TV point, range of mirror fronted fitted wardrobes, radiator. Door to the Ensuite Shower Room. NOTE: Projector equipment may be available by separate negotiation.





ENSUITE SHOWER ROOM

Superbly appointed with contemporary fittings including large walk in shower featuring inset lighting & mains fixed over head shower and separate hand held attachment, low level WC, wash hand basin, recessed ceiling spotlights, fully tiled walls & highly attractive flooring, radiator, extractor fan.



EXTERIOR

The property enjoys excellent position amidst an established residential village cul de sac and boasts ample external space affording a driveway to the front & lawned area with various plants including tree Peonies. Side gates secure access to the rear garden. Single garage now converted to both a storage area to the front & fantastic Leisure Room/Home Office to the rear. Lawned rear garden with fruit trees & spacious timber decked terraces, and boasting a good degree of privacy.

GARAGE CONVERSION TO LEISURE ROOM / HOME OFFICE

Storage area to front. Rear conversion which is now a wonderful flexible space - being the perfect home office or indeed leisure room, or possibly even an occasional bedroom space.

Recessed ceiling spotlights, water connection, power. Steps rising to upper storage area which could be used as an occasional 'overnight' space, radiator & wood effect laminate flooring wall mounted TV point. UPVC Double glazed French doors providing direct decked terrace access & a fantastic view of the garden.

EPC RATING: TBC

COUNCIL TAX BAND: TBC

SERVICES

All mains 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).



GARAGE CONVERSION TO LEISURE ROOM / HOME OFFICE

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

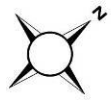
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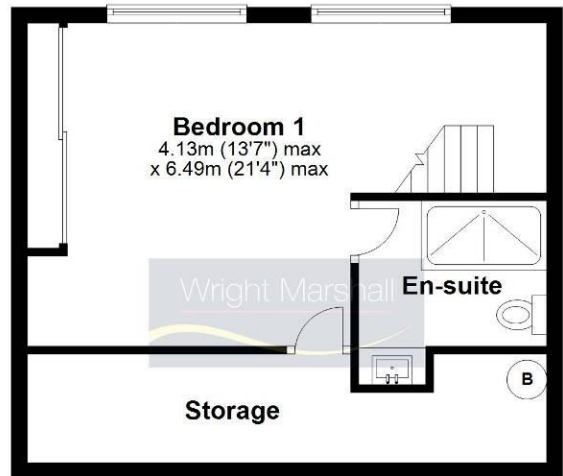
Ground Floor

Approx. 88.9 sq. metres (956.9 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Home Office

Approx. 16.4 sq. metres (176.0 sq. feet)

