



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.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

A stunning, incredibly well appointed FREEHOLD Detached Four Bedroom, Two Bathroom House approx 2 years old with higher spec finishing throughout.

Situated in an intimate cul de sac position within a popular village location and boasting a superb open rear outlook with delightful garden, garage & extended driveway to front. UPVC D.G. & Gas C.H.

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. Continue along Newcastle Road, passing 'The Elephant & Castle' public house to the traffic lights. Continue ahead towards Hough. Turn left into Diamond Close & bear right, where the property will be observed on the right hand side in a choice position.

DESCRIPTION

*** PRELIMINARY NOTICE OF DETAILS - REGISTER NOW FOR FURTHER INFORMATION ***

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 HALL

LIVING ROOM

17'4 x 9'8 (5.28m x 2.95m)

KITCHEN DINER

15'9 x 10'8 (4.80m x 3.25m)

UTILITY ROOM

6'9 x 5'11 (2.06m x 1.80m)

CLOAKS / WC

5'11 x 3'7 (1.80m x 1.09m)

FIRST FLOOR LANDING

MASTER BEDROOM ONE

13'0 x 12'10 (3.96m x 3.91m)

ENSUITE SHOWER ROOM

6'3 x 4'9 (1.91m x 1.45m)

BEDROOM TWO

15'1 x 8'9 (4.60m x 2.67m)

BEDROOM THREE

11'8 x 8'7 (3.56m x 2.62m)

BEDROOM FOUR / OFFICE

10'2 x 6'3 (3.10m x 1.91m)

FAMILY BATHROOM

6'6 x 6'3 (1.98m x 1.91m)

EXTERIOR

The property enjoys an excellent position within the intimate & well designed cul de sac in the popular village of Shavington.

The current vendors have extended the driveway to now accommodate three vehicles with electric charging point & gravelled frontage. Super rear garden with the benefit of overlooking a charming leafy garden beyond. Predominantly laid to lawn with planted borders, patio & side access. Fencing to boundaries.

EPC RATING: B

COUNCIL TAX BAND: D

SERVICES

All mains water, drainage, gas & electricity services are either connected or available locally (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

Freehold with vacant possession upon completion (Subject to Contract).

VIEWINGS

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 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.