



26 BARONS ROAD | SHAVINGTON | CHESHIRE | CV2 5EP | OIRO £179,950



26 Barons Road, Shavington, Cheshire, CW2 5EP

Occupying a super position within an established village location boasting shops within walking distance, there are also excellent road & rail links close by.

The well proportioned three bedroom semi detached dormer bungalow enjoys flexible accommodation over the two floors.

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

Single Garage & good size driveway. Established lawned gardens to the front & rear.
UPVC D.G. & Gas C.H.





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. Continue along Newcastle Road and turn left just after The Elephant Public House. At the junction turn left again onto Main Road and continue. Turn right into Barons Road & 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 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.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE VESTIBULE

UPVC Double glazed entrance door, light point & windows.

ENTRANCE HALL

Entrance door, ceiling light point, radiator. Stairs rising to the first floor.



LIVING ROOM

Well proportioned, the naturally light room features a ceiling light point, coving, radiator, TV aerial, large uPVC double glazed window to the front elevation & fireplace with hearth.

Door to the Kitchen.



KITCHEN

Equipped with orange coloured wall, base & drawer units, tiled walls, work surface with inset stainless steel sink unit & mixer tap, ceiling light point, part glazed door to the Conservatory/Dining Room & window. Eye level electric oven/grill, four ring electric hob with extractor over. Space for fridge freezer & washing machine.



CONSERVATORY / DINING ROOM

Brick base construction with uPVC double glazed windows & pitched roof. Door to the garden.



BEDROOM THREE / DINING ROOM

A flexible good size room, with ceiling light point, uPVC double glazed window to the rear, service hatch to the kitchen & radiator.



SHOWER ROOM / WC

Very well appointed & featuring a large walk in shower with mains shower attachment, concealed cistern WC & wash hand basin both inset into cupboard storage. Recessed lights, uPVC double glazed window, fully tiled walls, wall mounted cupboard storage with mirror, ladder radiator/towel rail, tiled floor.





FIRST FLOOR LANDING

Ceiling light point.

BEDROOM ONE

Ceiling light point, radiator, uPVC double glazed window, eaves storage.

BEDROOM TWO

Ceiling light point, radiator, uPVC double glazed window.

EXTERIOR

The property enjoys pleasant gardens to both the front & rear. The front garden is lawned with planted flower beds with a good size flagged driveway to the side providing ample off road parking. A single garage with up & over door provides storage & there is side access to the charming rear garden which again is predominantly laid to lawn and features various shrubs and plants.



EPC RATING: D

COUNCIL TAX BAND: B

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

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 & 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.

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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

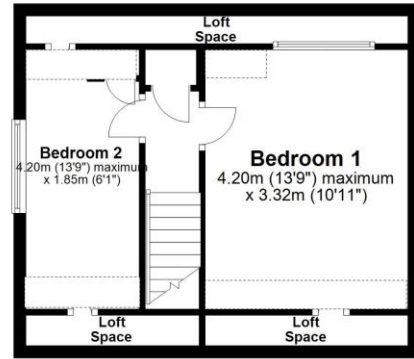
"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



Ground Floor
Approx. 59.1 sq. metres (635.9 sq. feet)



First Floor
Approx. 26.3 sq. metres (282.9 sq. feet)



Total area: approx. 85.4 sq. metres (918.8 sq. feet)

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

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

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