



12 EDWARDS AVENUE | SHAVINGTON | CHESHIRE | CW2 5BT | OIRO £225,000



12 Edwards Avenue, Shavington, Cheshire, CW2 5BT

Standing in a popular village location within an established & mature residential locality, the excellent traditional three bedroom semi detached house enjoys a slightly elevated & prominent corner plot position boasting unusually large gardens.

The accommodation offers an excellent opportunity for buyers to 'add their own stamp' with scope to extend or convert the loft space, subject to any necessary consents.

Briefly comprising; Entrance Hall, Living Room, Conservatory, Kitchen Diner, Rear Hall with Store, Laundry Room with separate WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

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. Take the left turn into Edwards Avenue & the property will be located on the right hand side on the corner.

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 HALL

UPVC double glazed entrance door with central stained glass tulip motif. Ceiling light point. Radiator. Stairs rising to the first floor with open storage beneath. Telephone point.



LIVING DINING ROOM

Spacious and light and enjoying a pleasant dual aspect. the room features & ceiling light points, textured ceiling, coving, two radiators, double glazed leaded window to the front and double glazed sliding patio doors to the conservatory, TV aerial, fireplace.



CONSERVATORY

Brick base with UPVC double glazed windows and French doors to the rear garden. Pitched roof.



KITCHEN DINER

A highly attractive modern kitchen comprehensively well equipped with a range of beech effect fronted wall, base and drawer units. Rolled topped laminated work surface with inset stainless steel sink unit and mixer tap. Ceiling light point. Coving. Textured ceiling. Radiator. Part tiled walls. Two double glazed windows to the side elevation. Integrated appliances include; 'Hotpoint' extractor fan over 'Hotpoint' 4 ring electric hob, 'Hotpoint' eye level double oven/grill. space and plumbing for base fridge/freeze and space and plumbing for washing machine. UPVC double glazed door to the rear entrance.

UTILITY ROOM

Cupboard units beneath stainless steel double drainer sink unit. Ceiling light point. Radiator. UPVC double glazed window to rear. Lean to/store. Shelving unit. door to WC the room could be remodelled to be a designated laundry/utility room.

WC

Low level WC. Ceiling light point. UPVC double glazed window to side. Radiator.

FIRST FLOOR LANDING

Ceiling light point. Smoke detector. UPVC double glazed window to the front elevation. Loft hatch.

BEDROOM ONE

(Front) Ceiling light point. Radiator. UPVC double glazed window to front elevation. Range of fitted wardrobes and drawers. Telephone point.

BEDROOM TWO

(Rear) Ceiling light point. Radiator. UPVC double glazed window to rear with pleasant garden outlook. Range of wardrobes, drawers and dressing table. Built in cupboard with shelving.

BEDROOM THREE

Ceiling light point. Radiator. UPVC double glazed window to the side with pleasant outlook over the large front garden.



REAR ENTRANCE

UPVC double glazed side door. Wall light point. Built in storage cupboard/pantry. Door to the utility room.

BATHROOM

Fitted with a 'blush' coloured three piece suite. Panelled bath. Low level WC. Pedestal wash hand basin. Ceiling light point. 'Mira Sport' electric shower. Radiator. UPVC double glazed window to the side. Built in airing cupboard with hot water cylinder and shelving above.



BEDROOM ONE (ABOVE) & BEDROOM TWO (BELOW)







EXTERIOR

The property stands in a pleasant slightly elevated position in a mature road within a highly popular village. The outstanding corner plot gardens are unusually large and provide an excellent opportunity for further cultivation to create even more off road parking or indeed extend the existing accommodation subject to necessary consents. An original privet hedge to the front boundary is highly appealing which encloses the spacious front and side gardens which are predominantly laid to lawn. Picket style fencing separates the garden from the ample driveway. Numerous specimen shrubs and plants are well situated in the borders. A wrought iron gate and pathway lead to the front entrance. Courtesy lighting and cold water tap. Attached timber lean to store with door to the side and window to the rear. The rear garden has the advantage of not being directly overlooked. Timber garage to the side with double opening doors. timber gate the rear garden featuring lawn, gravelled, flagged and concrete patio areas.

EPC RATING:

COUNCIL TAX BAND:

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

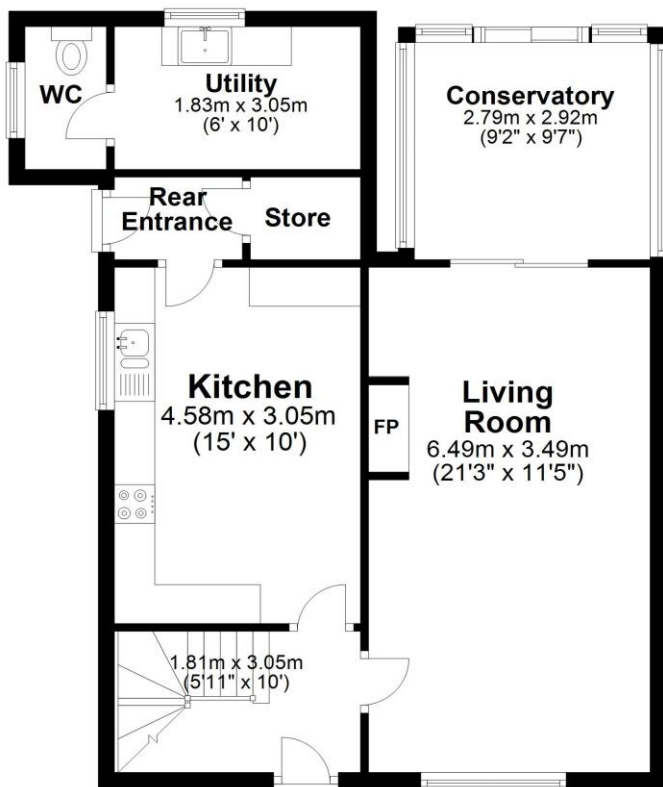
All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange 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.

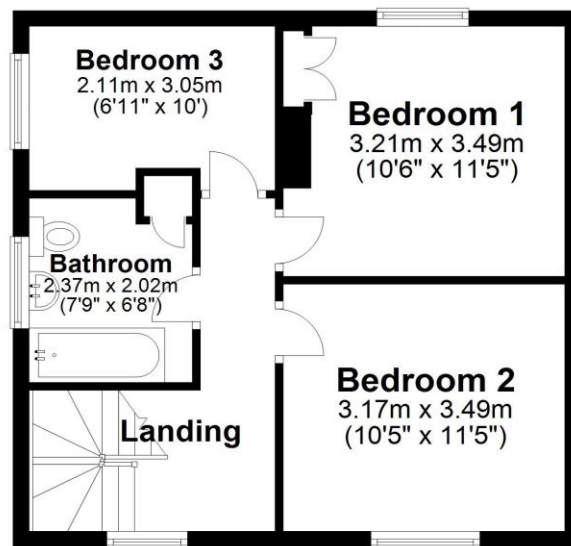
Ground Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 103.9 sq. metres (1118.7 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



Wright Marshall
Estate Agents

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