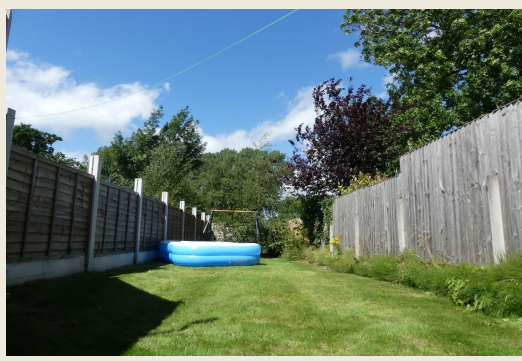




38 STOCK LANE | SHAVINGTON | CHESHIRE | CW2 5ED | OFFERS OVER £195,000



38 Stock Lane, Shavington, Cheshire, CW2 5ED

An exciting opportunity to acquire a recently renovated two bedroom semi detached house situated in a delightful & convenient village location boasting gravelled parking to the front, rear lawned garden adjoining fields.

Briefly comprising; Living Room, Inner Hall, Utility Cupboard, WC, Kitchen Diner, First Floor Landing, Bedroom One, Bedroom Two, Bathroom.

UPVC D.G. & Gas C.H.

NO CHAIN





NEARBY WYBUNBURY VILLAGE - ABOVE

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. At the roundabout, take the fourth exit onto the declassified A500 (signed Shavington) & proceed to the traffic lights. Turn right into Stock Lane & the property will be observed on the right 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 WYBUNBURY VILLAGE

Wybunbury is a renowned rural residential locality on the outskirts of Nantwich (approx 2 miles). The village boasts an excellent primary school, 2 public houses, a renowned leaning church tower, children's play area/park, and post office/village store, making it a delightful family friendly semi rural village with countryside surrounding.

It is ideally located to act as a convenient centrally position communication point that ensures that the North West, North Wales and the West Midlands are all easily accessible via the M6 and the comprehensive Cheshire A road network. Frequent trains from Crewe railway station link Cheshire to London in 1 hour 30 mins. Manchester and Liverpool offer alternative big city entertainment. SCHOOLS: Wybunbury Delves C Of E Aided Primary School, Bridge St, Wybunbury, Nantwich CW5 7NE, telephone no. 01270 841302, office@wybunburydelves.co.uk Pre-School, direct dial mobile tel no. 07890 906250, email: wybunburypreschool@hotmail.co.uk

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;

SPACIOUS LIVING DINING ROOM

Steel casement uPVC double glazed entrance door with half crescent contemporary glazing, uPVC double glazed window to the front, rad, smoke detector, recessed ceiling spotlights, chimney breast with inset fireplace with slate hearth.





INNER HALL

Recessed ceiling spotlights, space for small desk if home office area required. Open to the Kitchen Diner.

UTILITY/LAUNDRY CUPBOARD

Space & plumbing for washing machine, power points, recessed ceiling spotlights.

WC

Recessed ceiling spotlight, extractor fan, tall chrome ladder rad, low level WC, small wash hand basin upon white glass vanity cupboard beneath.



KITCHEN DINER

Attractive range of wall, base and drawer units to two elevations in a soft grey colour with highly attractive door handles. White coloured work surface with inset stainless steel single drainer sink unit with mixer tap, part tiled walls, various power points.

2 ceiling light points, radiator, uPVC double glazed french doors to rear garden. Appliances include: 'Bosch' 4 ring induction hob with extractor over, electric 'Bosch' oven beneath, integrated slim line 'Indesit' dishwasher, fridge freezer.





side.

tall chrome ladder radiator, extractor fan, ceiling light point.

BEDROOM ONE

An excellent size room with ceiling light point, radiator, power points, cupboard housing newly installed gas central heating boiler, uPVC double glazed window to the front with pleasant outlook.

BEDROOM TWO

Ceiling light point, radiator, large PVC double glazed window to rear with a delightful outlook over the garden towards the field beyond.



EXTERIOR

The property is set back from the road behind a picket fence & driveway. The property has parking for one-two vehicles (depending on size).

Shared access to front of drive, right of way for services reserved. The rear garden is delightful with a paved patio, good size lawn all adjoining an open field to the rear.

EPC RATING: C

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

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

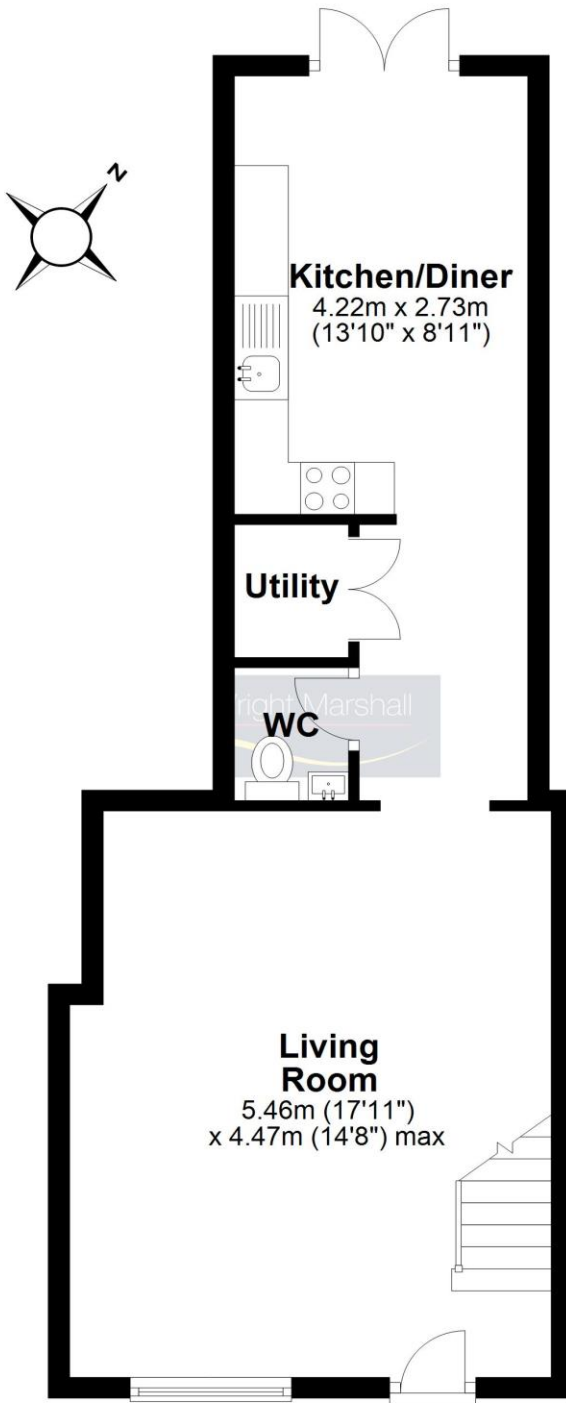
We can help you fund your new purchase with mortgage advice!

** 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. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)

