



38A STOCK LANE | SHAVINGTON | CHESHIRE | CW2 5ED | OIRO £195,000



38a Stock Lane, Shavington, Cheshire, CW2 5ED

Situated in a highly regarded position within the village of Shavington which offers everyday amenities and being within a short drive of Nantwich, road and rail links.

The pleasant two bedroom semi detached house is superbly appointed and enjoys light accommodation over two floors.

Briefly comprising; Beautifully presented Kitchen Diner with French doors to the rear, Utility area, surprisingly spacious and wonderfully light Living Room with stairs to the first floor. First Floor Landing, Bedroom One (double), Bedroom Two/Office (single), Bathroom.

Gravelled turning area to the front for both No 38a and No 38 leading to the gravelled driveway to the rear, lawned garden and detached single garage.

UPVC double glazing and Gas central heating.

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: 01 270 661527, or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: 01 270 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. 01 270 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;

ENTRANCE HALL / BOOT ROOM

UPVC double glazed entrance door to the side elevation. Ceiling light point, attractive wood effect flooring, small UPVC double glazed window to the side.

LIVING ROOM (18'1 x 14'1)

An outstanding spacious room with a high degree of natural light. UPVC double glazed window to the front and two to the side and rear. Two ceiling light points. TV point. Radiator. Stairs rising to the first floor.





UTILITY AREA

Double opening doors, space and plumbing for washing machine and space for tumble dryer.

CLOAKS/WC

Low level WC, wash hand basin, ceiling light point, radiator, continuation of attractive flooring.

KITCHEN DINER (14'1" x 8'10")

Delightfully presented and being comprehensively well equipped featuring highly attractive soft gloss wall, base and drawer units. Granite effect work surface with inset sink unit and mixer tap. Tile splash back. Two ceiling light points, smoke detector, UPVC double glazed French doors to the rear, UPVC double glazed window to the side, radiator, continuation of wood effect flooring. Space for table and chairs. Integrated appliances include electric oven and hob with extractor over, fridge freezer and dishwasher.

FIRST FLOOR LANDING

Ceiling light point. Radiator.



BEDROOM ONE (11'10" x 10'10")

Ceiling light point. Radiator. UPVC double glazed window to the front.

BEDROOM TWO (10'10" x 5'7")

Ceiling light point. Radiator. UPVC double glazed window to the side.

BATHROOM (9'6" x 5'11")

Well appointed and fitted with a panel bath, shower screen and mixer taps with shower attachment over. Attractive Aqua coloured part tiled walls. Ceiling light point. UPVC double glazed window. Low level WC. Wash hand basin upon cupboard unit. Wood effect flooring.





EXTERIOR

The property is pleasantly positioned with gravelled turning area front left by a low Beech hedge. The gravelled drive extends to the rear providing plenty of off road parking. Lawned rear garden. Detached single garage.

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 **

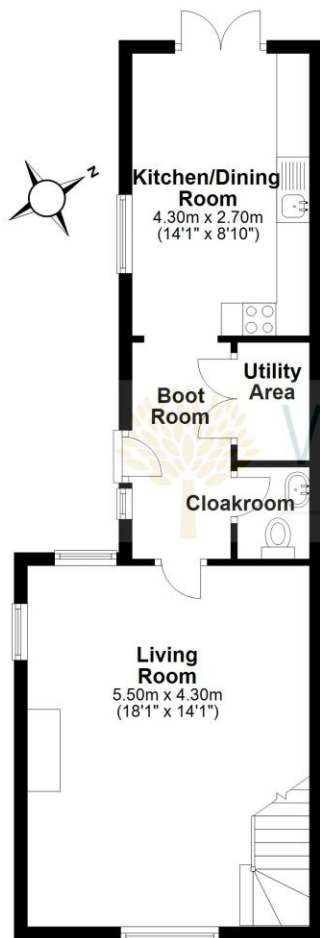
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





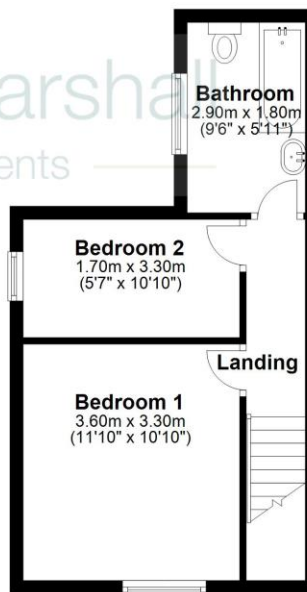
Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



38a Stock lane

Wright Marshall
Estate Agents

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Wright Marshall

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