



31 WESSEX CLOSE | SHAVINGTON | NANTWICH | CHESHIRE | CW2 5HX | OIRO £200,000



An excellent & deceptively spacious Three bedroom semi detached house nestled in a pleasant cul de sac position within the popular locality of Shavington close to a small playground and in easy reach of a Co-Op store and bus stops, schools etc.

Boasting highly comfortable interiors & featuring a low maintenance rear garden, there is also a tandem driveway for two vehicles plus an integral single garage.

The accommodation briefly comprises; Living Room with attractive fireplace & stairs rising to the first floor, Kitchen Diner, Garden Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three & Shower Room.

UPVC Double Glazing throughout & gas central heating (Hive system recently fitted).

Lawned front garden with dividing hedge & rear garden benefitting not being directly overlooked to the rear.

Potential for owner occupiers and also perhaps buy to let investors.

**VIEWING IS HIGHLY RECOMMENDED**





#### DIRECTIONS

Proceed out of Nantwich town along London Road and continue through the traffic lights onto Newcastle Road up to the 'Cheerbrook Roundabout'. Take the 4th exit onto the old A500. Continue for 1.3 miles and turn left just past "The Elephant" public house into Main road. Turn right into Greenfields Avenue & at the junction continue ahead into Wessex Close. Bear left into the cul de sac where 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 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;

LIVING ROOM (15'1 x 14'9)





KITCHEN DINER (14'9 x 8'10)





GARDEN ROOM (22'0 x 4'7)





FIRST FLOOR LANDING

BEDROOM THREE (10'10 max x 6'3)  
(Currently used as a Dressing Room).





SHOWER ROOM



BEDROOM TWO (10'2 x 7'10)







**BEDROOM ONE (14'1 x 7'10)**



**EXTERIOR**

Lawned front garden with hedge, paved pathway & tandem length driveway providing off road parking for two vehicles. Excellent low maintenance rear garden with paved patio / seating area with additional monochrome coloured chippings. Grey coloured fencing to boundaries. The rear garden has the benefit of not being directly overlooked to the rear.

**INTEGRAL SINGLE GARAGE (18'8 x 7'7')**

Up & over door, power & light. Door to Garden Room.

**EPC RATING: C**

**COUNCIL TAX BAND: B**

**SERVICES**

All mains gas, water, electricity & drainage services are either connected or available locally (subject to statutory undertakers costs & conditions).

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](mailto: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.

#### FINANCIAL ADVICE

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

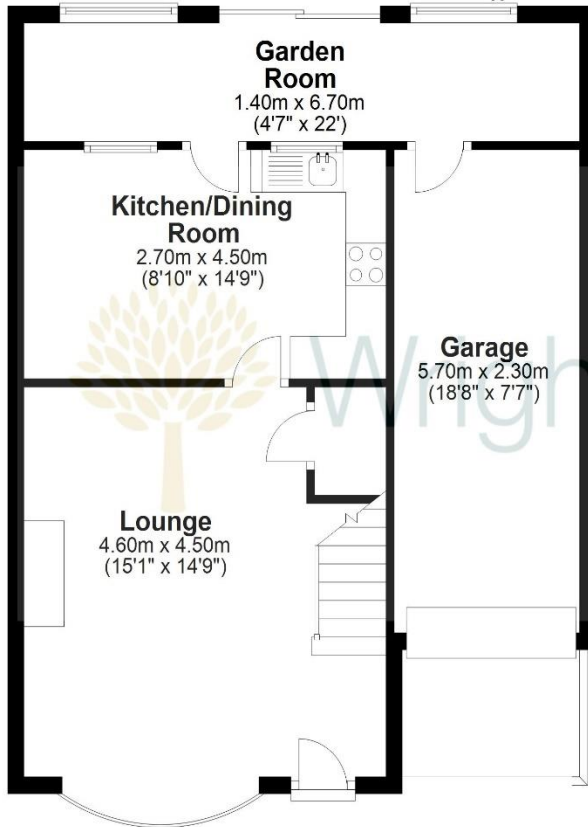
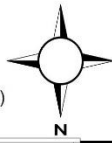
\*\* Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; [nantwichsales1@wrightmarshall.co.uk](mailto:nantwichsales1@wrightmarshall.co.uk), so we 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.



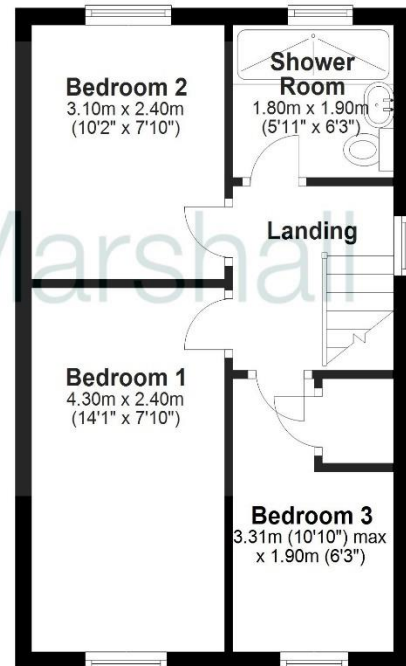
## Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



## First Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.9 sq. feet)

**31 Wessex Close**

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

wrightmarshall.co.uk