



75 MAIN ROAD | SHAVINGTON | CHESHIRE | CW2 5DU | FOR SALE BY INFORMAL TENDER



For Sale By Informal Tender: Friday 12<sup>th</sup> April 2024 at 12 Noon (subject to conditions & prior sale).

Guide Price: £260,000 - £295,000.

An excellent opportunity to acquire an extremely charming deceptively spacious Three Bedroom end terrace period cottage of considerable appeal nestled within a popular village location.

Interestingly there is a large garden to the side creating a 'double plot' which has planning potential as a possible 'infill' plot subject to necessary planning permissions & consents etc.

There is also ample potential to enlarge the existing footprint of the cottage by adding an extension if required & subject to necessary consents.

The property is suitable for sympathetic improvement & enhancement throughout and would be an utterly delightful property to enjoy as a long term village home & add your own 'stamp' to.

Viewing is strongly recommended.

**NO CHAIN**





#### DIRECTIONS

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. Turn left into Main Road, just after 'The Elephant' public house & continue towards the village. 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.





#### INFORMAL TENDER PROCEDURE

FOR SALE BY INFORMAL TENDER ON FRIDAY 12th APRIL 2024  
AT 12 NOON. (Subject to Conditions & Prior Sale).  
GUIDE PRICE £260,000 - £295,000.

The property is to be sold by informal tender (subject to conditions & prior sale). Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office.

Tenders are to be submitted in writing by 12 noon on Friday 12th April 2024 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB.

Please contact Louise on: [louisechapman@wrightmarshall.co.uk](mailto:louisechapman@wrightmarshall.co.uk) / 01270 625410 if required.

#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

PORCH

ENTRANCE HALL

LIVING ROOM (11'10" x 11'10")





DINING SITTING ROOM (18'4 x 11'2 max)

KITCHEN (11'2 x 9'2)





FIRST FLOOR LANDING



BEDROOM ONE (11'10 x 11'10)



BATHROOM





BEDROOM TWO (11'10 x 11'2)

BEDROOM THREE (6'3 x 5'11)





#### EXTERIOR

Garage: (15'5 x 8'2) & Store: ((10'10 x 8'10) with WC.

The cottage is approached through double opening wrought iron gates. There is an excellent paved driveway providing ample off road parking. The excellent 'garden plot' offers an exceptional increasingly rare opportunity for buyers. With feasibility to further cultivate the existing plot, there is also **PLANNING POTENTIAL** for an infill plot as there is ample space to build (subject to necessary consents).

EPC RATING: E

COUNCIL TAX BAND: C

#### SERVICES

All mains gas, water, drainage & electricity services are connected or available locally (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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

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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 \*\*

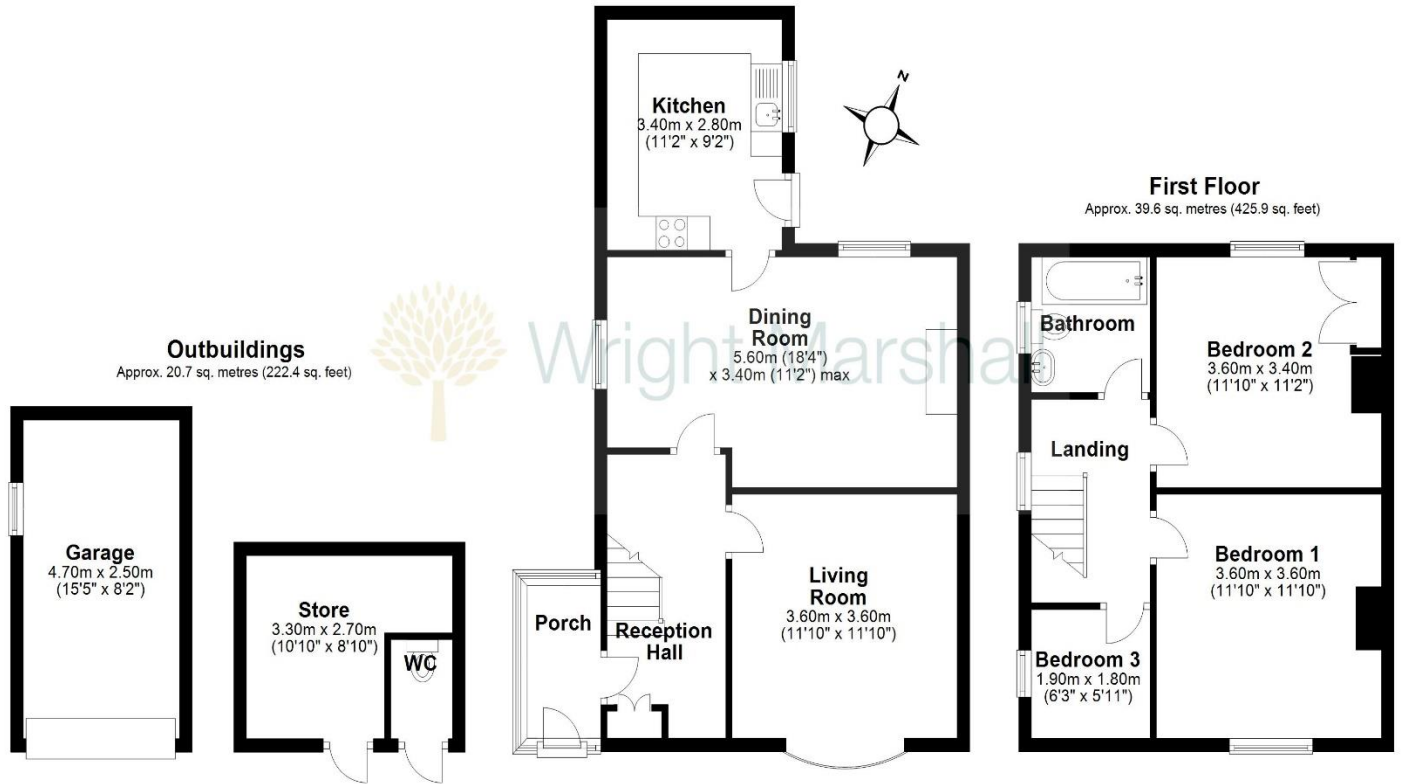
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





### Ground Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 112.9 sq. metres (1215.2 sq. feet)

75 Main Road

Wright Marshall  
Estate Agents

Tel : 01270 625410

Wright Marshall

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

wrightmarshall.co.uk