



14 CHESTNUT AVENUE | SHAVINGTON | CHESHIRE | CW2 5BJ | OIRO £280,000



An outstanding newly renovated & reconfigured characterful three bedroom 1930's semi detached house exuding charm yet having inspiring modernity throughout the excellent and comfortable family size home.

The beautiful property which retains many original features including stunning wood block floors, decorative fireplaces, staircase & beautiful natural pine doors could also be further extended if required (subject to any necessary consents).

Briefly comprising; Hall, Living Room, Kitchen Dining Family Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

A most advantageous feature is the large bespoke built timber clad outbuilding / garage to the rear which would make a fantastic home office etc & indeed has further opportunity for additional uses if required. Large gravelled drive to front with side gates for additional security provides outstanding off road parking provision, space for motorhome etc, whilst the rear garden is a great blank canvas offering scope for buyers to easily 'add their own stamp' & create their forever home in a wonderful popular and convenient village setting.

UPVC D.G. & Gas C.H.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





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 located just after 'The Elephant' public house & continue towards the village. Turn left into Rope Lane & right into Vine Tree Avenue. Continue into Chestnut Avenue where the property will be observed on the left hand side.

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

KITCHEN DINING FAMILY ROOM

Kitchen (13'9 x 6'11) & Dining Family Room (16'9 x 10'6 max)







LIVING ROOM (12'6 x 11'2)





FIRST FLOOR LANDING

BATHROOM (7'10 x 6'3)





BEDROOM TWO (12'10 x 10'6)

BEDROOM THREE (8'6 x 6'11)





BEDROOM ONE (11'2 x 10'10)

EPC RATING: D

COUNCIL TAX BAND: C



EXTERIOR

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GARAGE / WORKSHOP (39'1 x 12'6)

ATTACHED WORKSHOP (12'10 X 12'6)

SERVICES

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

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.

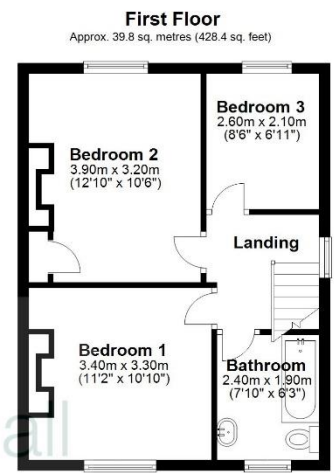
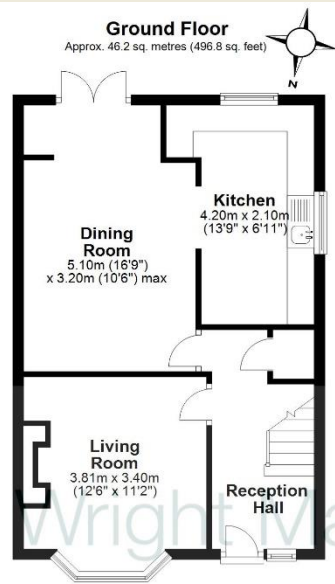
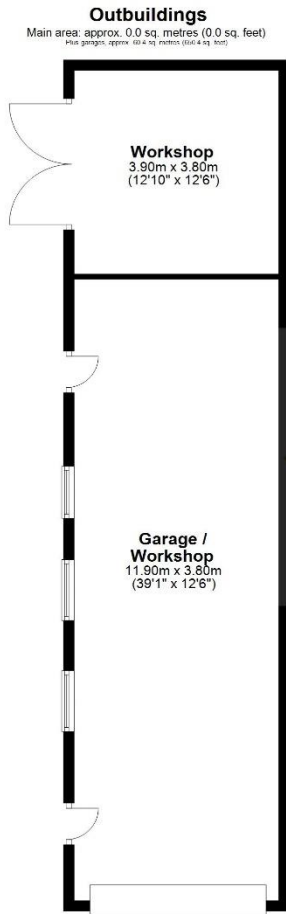
FINANCIAL ADVICE

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.





Main area: Approx. 86.0 sq. metres (925.2 sq. feet)
Plus garages: approx. 60.4 sq. metres (650.4 sq. feet)
14 Chestnut Avenue