



5 MERCIAN CLOSE | SHAVINGTON | CHESHIRE | CW2 5ES | OIRO £162,500



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

5 Mercian Close, Shavington, Cheshire, CW2 5ES

An extremely appealing Two/Three Bedroom Semi Detached Dormer Bungalow offering light well proportioned comfortable accommodation.

Standing in a desirable cul de sac in a mature residential development within the popular village, convenient for both Nantwich and Crewe.

Briefly comprising; Entrance Porch, Hall, Shower Room/WC, Living Room, Bedroom Three/Dining Room, contemporary fitted Kitchen, Utility Room.

First Floor Landing, Bedroom One, Bedroom Two.

uPVC double glazing & Gas central heating.

Garden to front & extensive paved driveway leading to the original single garage. Charming established lawned rear garden with patio and various shrubs & plants. There is a high degree of privacy to the rear.

NO CHAIN





NANTWICH TOWN CENTRE

DIRECTIONS

Proceed out of Nantwich along the A51 (London Road), over the level crossing to the Cheerbrook roundabout. Take the last exit (4th) onto Newcastle Road, signposted Shavington and Hough. Turn left at the Elephant Public House onto Main Road, follow the road and turn right into Barons Road, then turn left into Mercian Close. 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.

NANTWICH

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.





LIVING ROOM

THE ACCOMODATION:

With approximate dimensions comprises;-

ENTRANCE PORCH

UPVC double glazed entrance door, windows upon a brick base, wood effect floor.

Entrance Door to Hall.

HALL

Ceiling light point, smoke detector, stairs rising to the First Floor.

LIVING ROOM

15' 4" x 10' 10" (4.67m x 3.3m) Ceiling light point, two wall light points, smoke detector, TV & telephone points, fireplace with marble surround and hearth & coal effect electric fire. doors to Hall & Kitchen.





KITCHEN/BREAKFAST ROOM

KITCHEN/BREAKFAST ROOM

8' 6" x 10' 10" (2.59m x 3.3m) Comprehensively well equipped with an attractive range of white wall, base & drawer units with roll top work surfaces and inset stainless steel single drainer unit with mixer tap. 4 ring electric hob with extractor hood over, eye level electric oven/grill. Ceiling light point, uPVC double glazed window to utility, ceramic tile floor, part tiled walls, breakfast bar with radiator beneath, integrated fridge, uPVC double glazed door to the Utility Room.

UTILITY

6' 4" x 9' 3" (1.93m x 2.82m) Roll top work surfaces with space & plumbing for washing machine, tumble dryer & freezer, ceiling light point, uPVC double glazed window to the rear and door leading directly into the rear garden, wood effect laminate floor, uPVC double glazed window to the side.





BEDROOM THREE/DINING ROOM

13' 9" x 9' 3" (4.19m x 2.82m) Ceiling light point, radiator, uPVC double glazed window to the rear. Built in storage cupboards.

SHOWER ROOM/WC

Contemporary walk in shower with mains shower (fully tiled where visible), low level WC, 'Heritage' pedestal hand wash basin, uPVC double glazed window to the front, fully tiled walls, ceiling light point, large chrome ladder radiator, wood effect laminate floor.





FIRST FLOOR LANDING

Ceiling light point, smoke detector, built in cupboard.

ONE

14' 7" x 10' 11" (4.44m x 3.33m) Ceiling light point, radiator, uPVC double glazed window to the rear with an attractive garden view, built in wardrobe, base level fitted cupboard, under eaves storage.

BEDROOM TWO

14' 7" x 6' 6" (4.44m x 1.98m) Ceiling light point, radiator, uPVC double glazed window to the side, wall mounted 'Vaillant' gas central heating boiler, under eaves storage.





BEDROOM TWO





EXTERIOR

The property has a pleasant front garden with an ample paved driveway providing plenty of off road parking

Side access to rear garden.

Original detached single garage.

The rear garden is charming & mature predominantly laid to lawn with good size paved patio & pathway, and planted with various shrubs & trees, all with the benefit of not being directly overlooked to the rear.

EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains water, electricity, gas and drainage services are either 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

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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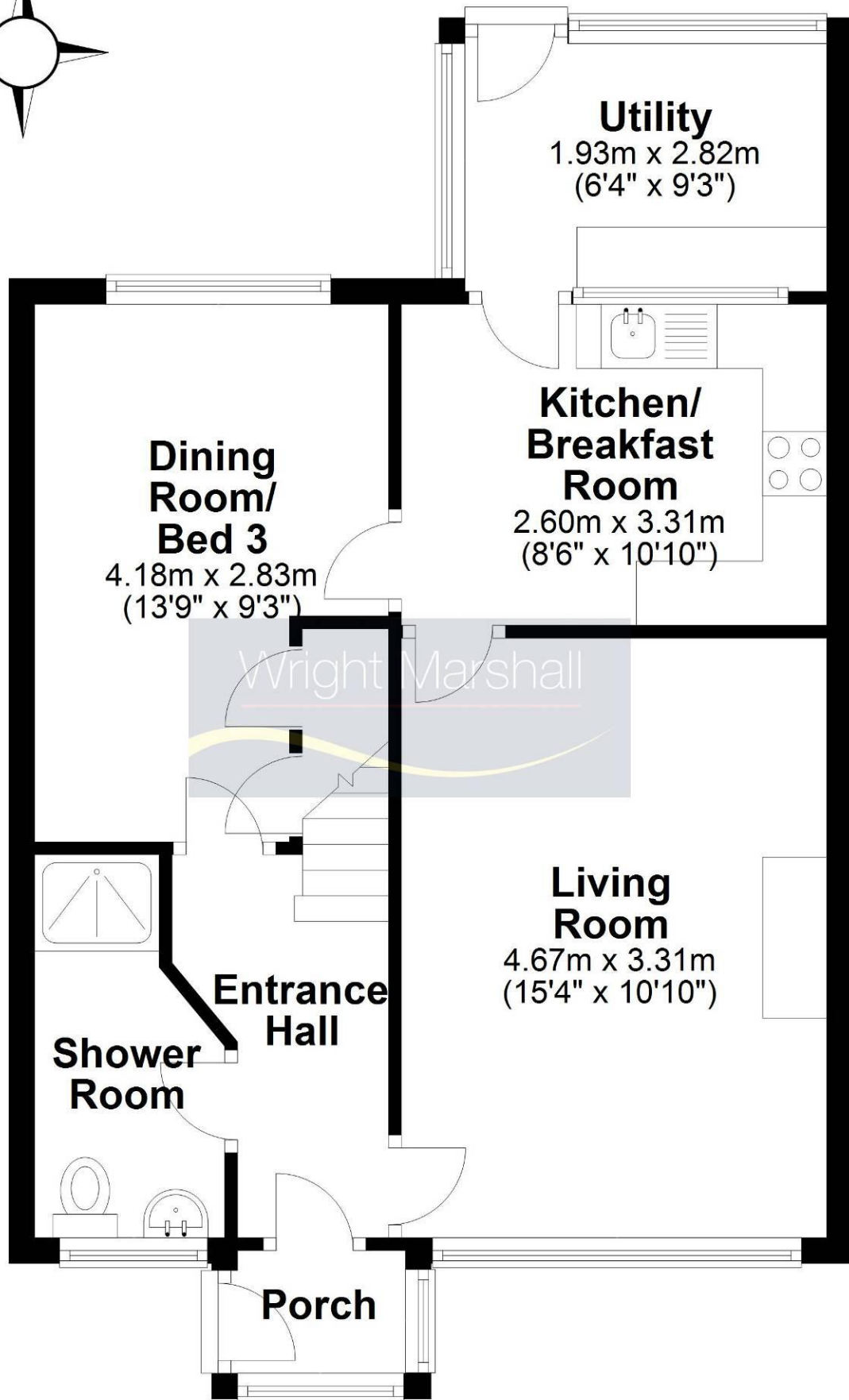
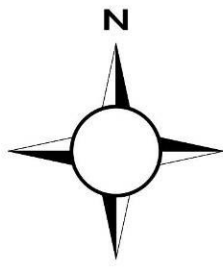
MARKET APPRAISAL

"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.



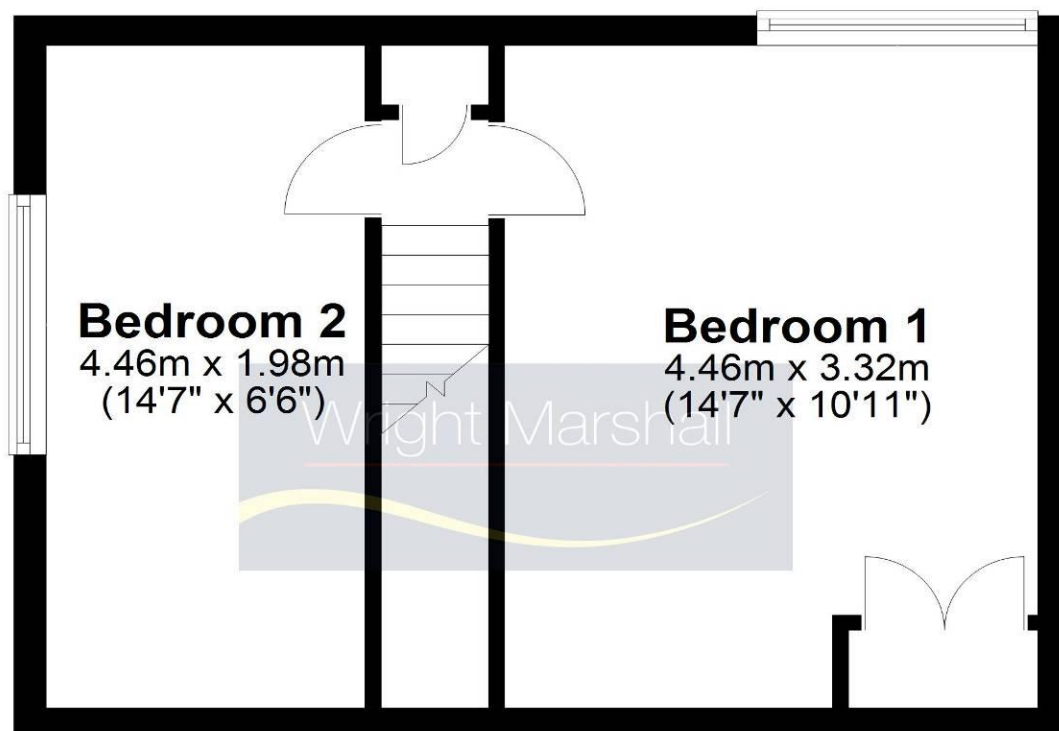
Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



Wright Marshall
Estate Agents

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