



A superb detached home, located off Barons Road in the heart of Shavington. This two bedroom property offers you great accommodation; comprising of Entrance hall way, downstairs Shower room, excellent sized Lounge, Dining room/Third bedroom, Conservatory and Kitchen, First floor two double bedrooms and WC. The garden of a great size is enclosed and not over looked to the rear aspect. CALL NOW TO ARRANGE TO VIEW.

DRIVEWAY AND GARGE

Well maintained driveway with a selection of mature bushes and shrubbery leading to the main door and detached garage with an up and over door. There is a rear access door to the garage as well.

ENTRANCE HALL

Double glazed front door, doors through to the Shower room, Lounge, Dining room and stair case through to the first floor. Ceiling light point, radiator.

SHOWER ROOM

6' 04" x 5' 07" (1.93m x 1.7m) Beautifully modernized Shower room with a fitted electric shower in shower cubical. Vanity unit with built-in basin, WC and storage. Tiled walls and flooring. Window to the front aspect. Chrome towel radiator.

LOUNGE

13' 4" x 14' 06" (4.06m x 4.42m) An excellent size lounge with a large bay window to the front aspect. Featured gas insert fireplace, ceiling light point and radiator.

DINING ROOM / THIRD BEDROOM

12' 04 max " x 10' 01" (3.76m x 3.07m) Spacious room that can also be used as a third bedroom if required. Under stairs alcove, ceiling light point and door through to Conservatory and Kitchen.

CONSERVATORY

Additional good size room, benefiting from the views over the enclosed garden.



KITCHEN

12' 08" x 8' 10" (3.86m x 2.69m) A well looked after modern wooden design. An excellent number of wall and base units incorporating a roll top work surface. Wine storage, stainless steel sink with mixer tap. Space for tall fridge- freezer, oven and hob and washing machine. (can be left subject to agreed sale price) Stone effect tiled floor completes this kitchen. Spot lights, access door and window to the rear aspect.

LANDING

Doors to bedrooms, ceiling light point and cupboard, ideal for towels and bedding.

BEDROOM ONE

10' 03 to wardrobe doors " x 10' 03min" (3.12m x 3.12m) Double bedroom with window to the front aspect, full length of one wall is taken by built in wardrobes. Radiator and ceiling light point.

EN-SUITE WC

With the main Shower room being down stairs this is a perfect addition. A superb modern WC, vanity unit with sink and mixer tap. Ceiling light point.





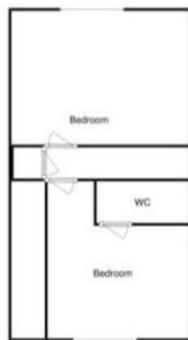
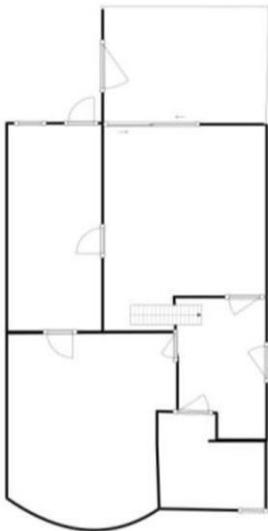
BEDROOM TWO

12' 11" x 9' 11" (3.94m x 3.02m) Double bedroom with radiator, ceiling light point, fitted wardrobe and dressing table. Eaves storage and window to the rear aspect.

REAR GARDEN

Sit on a good sized plot, this family home offers you an enclosed rear garden which has been cherished and looked after for many years . With an array of coloured gravel split with paving stones, a selection of bushes and shrubs line the borders completing this garden for you to sit in and enjoy. For those who want a slice of the 'good life' there are two raised vegetable beds, a shed and a summer house.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements