



53 PARK ESTATE | SHAVINGTON | CHESHIRE | CW2 5AW | OFFERS OVER £325,000



AN OUTSTANDING NEWLY RENOVATED & EXTENDED PERIOD HOME ENCAPSULATING A SLEEK MODERN FAMILY FRIENDLY INTERIOR - WORTHY OF PROMPT VIEWING

Nestled in the charming locality of Park Estate in the village of Shavington, this exceptional newly renovated semi-detached house presents an exceptional opportunity for those seeking a modern yet classic home.

Boasting three well-proportioned bedrooms and two stylish bathrooms, this property with extended accommodation is designed to meet the needs of contemporary living while retaining its delightful classic

period charm. The high specification finishes throughout the home reflect a tasteful blend of modern aesthetics and classic elegance. Each room has been thoughtfully designed & finished to create a warm and inviting atmosphere, making it perfect for families, professionals or retirees alike. The spacious layout allows for generous comfortable living with plenty of entertaining space, and ample natural light flooding through the windows, enhancing the overall appeal of the property. Buyers importantly have the opportunity to stamp their own mark on the pleasant neutrally decorated interiors.

The refined accommodation briefly comprises; Entrance Hall, Living Room, Open Plan extended Kitchen Dining Family Room with fitted appliances, elegant & distinctive Quartz work surfaces and sky lights, Utility Room, Shower Room & WC. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom. Externally there is a low brill wall & Privet hedge with newly laid gravelled driveway extending to the side. Fencing & gate to side opening to the fantastic landscaped rear garden of minimal maintenance with shaped lawn & beautiful Indian stone entertaining patio. UPVC D.G. & GAS C.H.

Situated in a superb and sought-after location, this home benefits from being part of the popular established village of Shavington. Residents can enjoy the tranquillity of village life while being conveniently close to local amenities, schools, and transport links, making it an ideal choice for those who value both community and accessibility. With no chain involved, this property is ready for immediate occupation, allowing you to settle in without delay. This semi-detached house offers a unique opportunity to own a beautifully renovated home in a desirable area. Do not miss the chance to make this stunning property your own.

NO CHAIN





DIRECTIONS

Proceed from the Agents Nantwich office along Hospital Street to the mini roundabout & proceed ahead. At the 'Churches Mansion' roundabout take the second and continue over the level crossing & through the traffic lights to the large roundabout. Take the last exit onto Newcastle Road. At the main crossroads turn left at the traffic lights into Crewe Road and turn right into Weston Lane. Take the left turn into Park Estate and bear right where the property will be observed on the right 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: , or Shavington High School, Rope Lane, Shavington, Crewe, Cheshire, CW2 5DH. Tel: . 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 Wyybunbury. 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 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.

AGENTS NOTE

The remarkable renovation has been extremely well thought through and has culminated into a superb classic mature home on the outside with essentially a brand new distinctive and sublime interior – the perfect home to simply move into & enjoy!

Buyers will certainly 'live their best life' in this beautiful village residence with plenty of amenities close by.

From the stylish external lighting to the sleek and stylish interior fittings buyers will be very much impressed by the elegance and style.

The vendors have completed a full schedule of renovation works from plastering, electrics & a new heating system to extending the kitchen and fitting gorgeous Quartz work surfaces & integrated appliances to create a welcoming sociable space – perfect for entertaining and also adding a Utility Room with separate Shower WC.

No surface has been left untouched combined with the external space being newly created to both the front and rear.

With NO CHAIN buyers can enjoy their new chapter sooner than they think.

VIEWING IS A MUST!



THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 6'4 x 3'8

LIVING ROOM 14'7 x 14'3





KITCHEN DINING FAMILY ROOM 30'4 x 10'10





UTILITY / BOOT ROOM 7'3 x 6'11

FIRST FLOOR LANDING 7'11 x 7'0

SHOWER ROOM WC 7'2 x 3'6





BEDROOM ONE 13'0 x 11'11

BEDROOM THREE 9'8 x 7'0

FAMILY BATHROOM 6'0 x 5'9



BEDROOM TWO 11'10 x 11'0



EXTERIOR

The property enjoys an excellent degree of external space which is highly manageable – ideal for busy households! A gravelled driveway with low brick wall & Privet hedge to the front provides ample off road parking whilst the enclosed South West facing rear garden accessed via the side timber gate is the perfect space with its shaped lawn & Indian stone paved entertaining patio and additional side gravelled seating/growing area.

EPC RATING: C

COUNCIL TAX BAND: C

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: nantwicksales1@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.

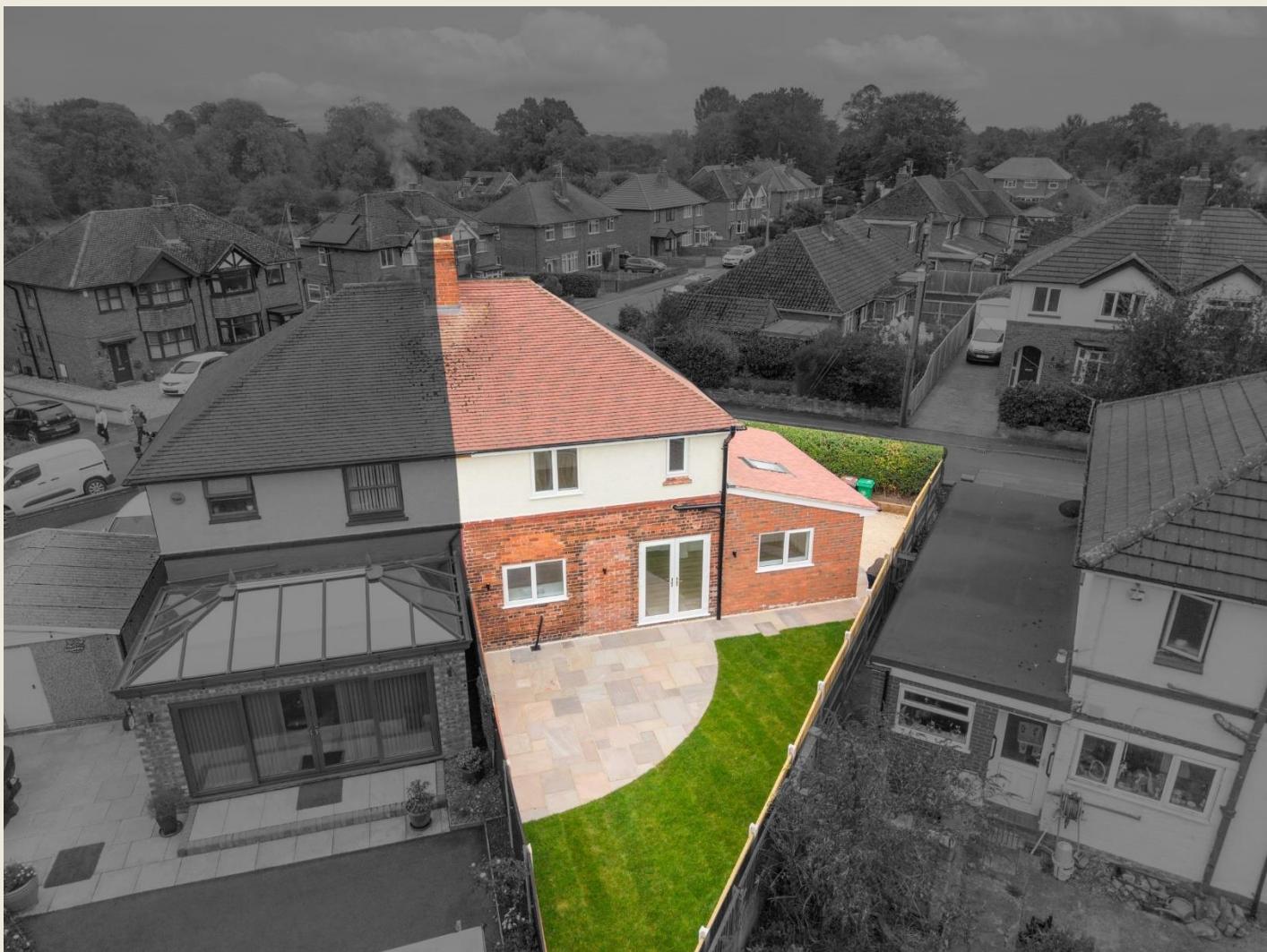
FINANCIAL ADVICE

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; nantwicksales1@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.







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Approximate Gross Internal Area: 103.1 m² ... 1110 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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