



2 WILLIAM STOCKTON CLOSE | SHAVINGTON | CHESHIRE | CW2 5FD | OIRO £265,000



Nestled in the charming area of Shavington, this delightful semi-detached house on William Stockton Close offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house ensures convenience for busy lifestyles with a thoughtfully designed layout making it perfect for both relaxation and entertaining.

The accommodation briefly comprises; Entrance Hall, Cloaks WC, Living Dining Room, Kitchen Breakfast Room. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom.

There is an excellent double width Tarmacadam driveway to the front together with a low maintenance lawned rear garden with patio – perfect for ease of maintenance.

Gas C.H & UPVC D.G.

Shavington is a lovely community and residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families. The property is also well-connected to larger towns and cities, providing easy access to a range of services and attractions.

This semi-detached house is not just a home; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. Do not miss the chance to make this charming property your own.

**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 at the traffic lights by the junction into Crewe Road. Turn right into Alfred Potts Way. Take the right turn into Richard Gilbert Drive & bear right into William Stockton Close. The property will be located 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: , 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 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 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.





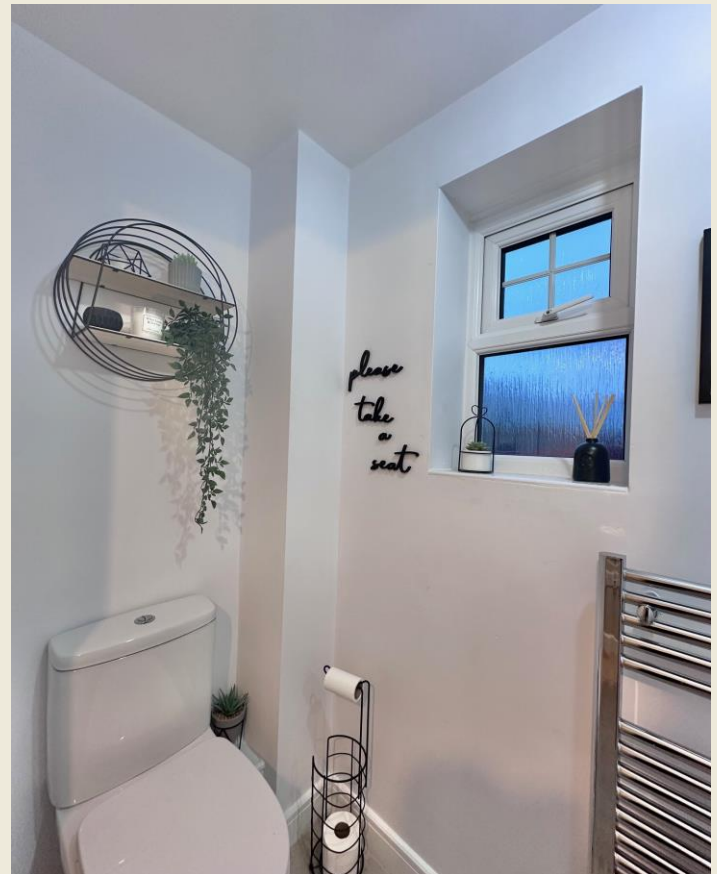


**THE ACCOMMODATION:-**

With approximate dimensions, comprises;

ENTRANCE HALL 11'1" x 6'9"

CLOAKS WC 6'3" x 2'11"





LIVING DINING ROOM 14'4 x 14'4





KITCHEN BREAKFAST ROOM 11'0 x 7'3  
With integrated appliances.

FIRST FLOOR LANDING 9'10 x 6'2





**BEDROOM ONE** 13'7 x 7'11

**FAMILY BATHROOM** 6'3 x 6'2

**BEDROOM TWO** 11'10 x 7'11

**BEDROOM THREE** 9'0 x 6'2  
Presently used as a dressing room.

#### EXTERIOR

There is an excellent double width Tarmac driveway to the front together with a low maintenance lawned rear garden with patio – perfect for ease of maintenance.

**EPC RATING:** B

**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: [nantwichsales1@wrightmarshall.co.uk](mailto: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

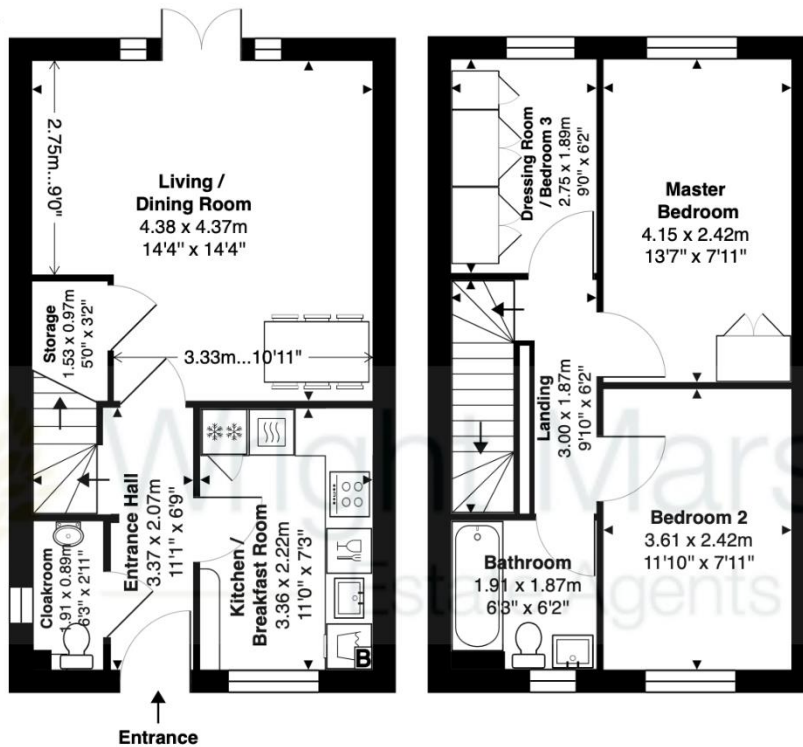
All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

#### 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**  
Floor Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>

**First Floor**  
Floor Area: 34.3 m<sup>2</sup> ... 369 ft<sup>2</sup>

**2 WILLIAM STOCKTON CLOSE, SHAVINGTON, CREWE, CHESHIRE, CW2 5FD**

Approximate Gross Internal Area: 68.5 m<sup>2</sup> ... 738 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
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