



2 HOUGH COTTAGES | NEWCASTLE ROAD | HOUGH | CHESHIRE | CW2 5JS | OFFERS OVER £165,000



A charming and deceptively spacious two double bedroom period home with generous parking, a pleasant view over fields to the rear and being ideally positioned within a convenient established residential setting.

This attractive property immediately impresses with its large paved frontage, providing valuable off-road parking for two vehicles — a rare and highly desirable feature for a home of this style and location.

The traditional façade blends character features with practical modern touches, creating a welcoming first impression. Internally, the accommodation opens immediately to the spacious living dining room with highly attractive wood burning stove having been thoughtfully arranged to offer comfortable and cosy living.

Beyond is the pretty style kitchen with its pleasant view to the rear.

To the upper floors, the property continues to impress with a generous double bedroom & unusually large bathroom with separate shower to the first floor. The delightful softly coloured principal bedroom on the second floor is fantastic with its own separate WC.

For buyers wishing to find something a little more unique with an abundance of character they will not be disappointed.

Externally, the rear paved courtyard offers space to sit & relax without having constant maintenance to worry about.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO APPRECIATE THE PROPERTY ON OFFER**





#### 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 & continue. Proceed to the village of Hough where the property will be observed on the left hand side just after the pretty village pub on the right.

#### LOCATION

The South Cheshire villages of Hough & 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 1 hr 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;

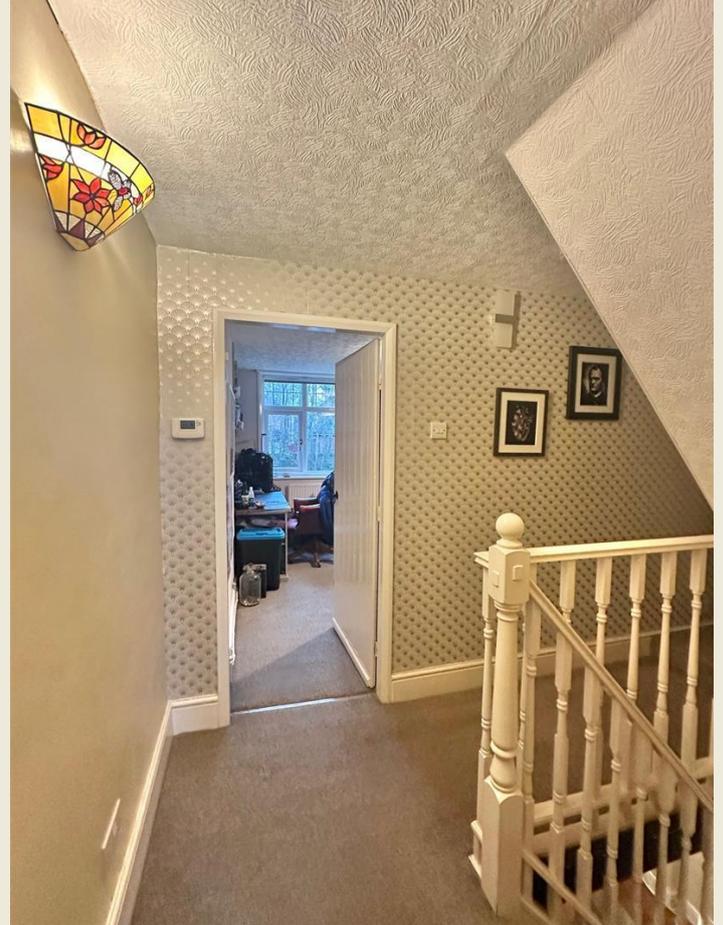
LIVING DINING ROOM 14'0 x 11'10





BREAKFAST KITCHEN 11'8 x 7'6

FIRST FLOOR LANDING 11'10 x 5'7





SPACIOUS BATH & SHOWER ROOM | 11'10 x 7'7





BEDROOM TWO (DOUBLE) 11'10" x 10'4"



DOOR & STAIRS RISING FROM THE FIRST FLOOR LANDING TO THE SECOND FLOOR:-

BEDROOM ONE (DOUBLE) 14'6" x 11'11"

SEPARATE WC 7'2" x 4'0"





#### EXTERIOR

The property enjoys an easy to maintain exterior with an all paved driveway to the front providing off road parking for two vehicles. There is a pleasant predominantly paved rear courtyard with ample space for storage and enjoying a delightful view over fields to the rear.

EPC RATING: D

COUNCIL TAX BAND: B

#### 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.

#### COPYRIGHT & DISTRIBUTION OF INFORMATION

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the Agent's/website owner's express prior written consent.

#### 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

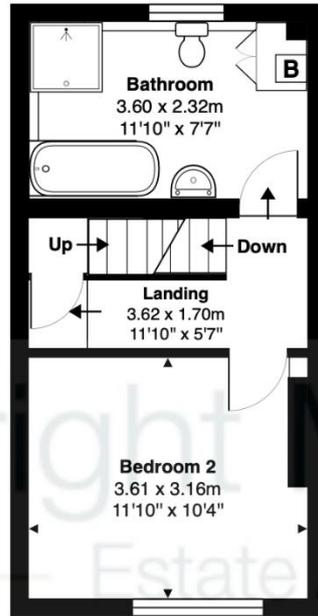
We can help you fund your new purchase with mortgage advice!

\*\* 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 \*\*

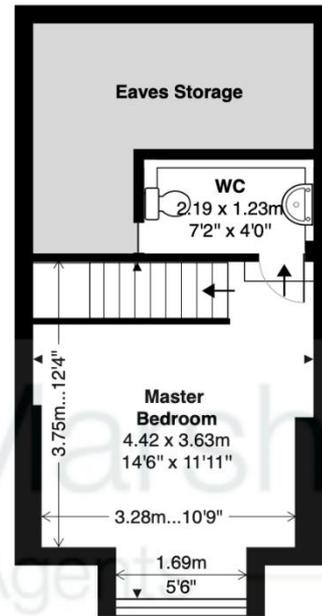
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



**Ground Floor**  
Floor Area: 27.3 m<sup>2</sup> ... 293 ft<sup>2</sup>



**First Floor**  
Floor Area: 27.3 m<sup>2</sup> ... 294 ft<sup>2</sup>



**Second Floor**  
**(Excludes Eaves Storage)**  
Floor Area: 17.1 m<sup>2</sup> ... 184 ft<sup>2</sup>

**2 HOUGH COTTAGES, NEWCASTLE ROAD, HOUGH, CREWE, CHESHIRE, CW2 5JS**

Approximate Gross Internal Area: 71.6 m<sup>2</sup> ... 771 ft<sup>2</sup> (excluding eaves storage)

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.  
Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.