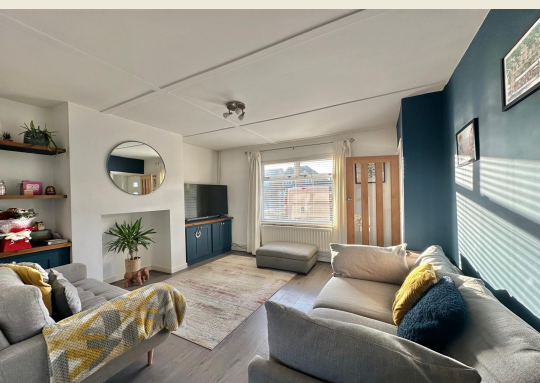




311 NEWCASTLE ROAD | SHAVINGTON | CHESHIRE | CW2 5EA | OFFERS IN THE REGION OF £210,000



Spacious Traditional End Terraced House with Generous Off-Road Parking

Occupying a pleasant position within a well-established residential area, this attractive red-brick property offers excellent potential for buyers seeking a comfortable home.

Internally, the light & airy accommodation is well proportioned and ideally suited to family living, with a bright and welcoming layout that offers flexibility for modern lifestyles. The ground floor provides comfortable living space with good natural light, while the first floor offers well-sized bedrooms.

The property benefits from a wide frontage with a generous gravelled driveway, providing ample off-road parking for multiple vehicles.

Externally, the substantial frontage sets the property apart, creating a sense of space and privacy, while the traditional brick elevations give the home strong kerb appeal.

Situated within easy reach of local amenities, reputable schools and transport links, this is an excellent opportunity to acquire a property with space, practicality and long-term potential.

Early viewing is highly recommended to appreciate the space and possibilities on offer.

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





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. 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: , 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.



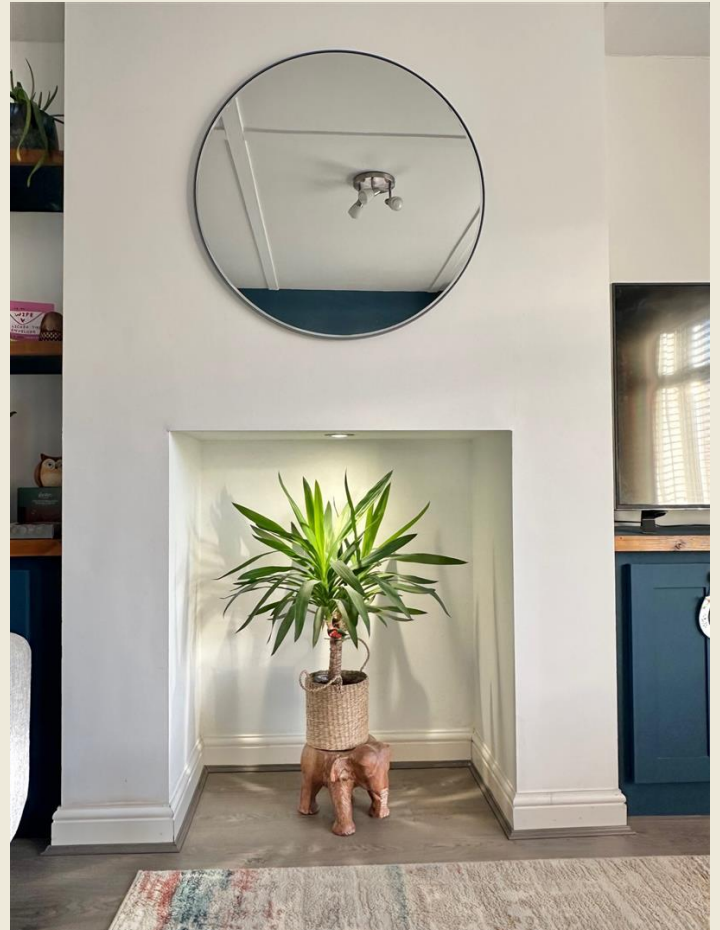


THE ACCOMMODATION:-

With approximate dimensions, comprises;

LIVING ROOM 12'11 x 12'5

ENTRANCE HALL





KITCHEN DINER 11'3 x 9'7

DINING AREA 11'1 x 6'6





BATHROOM 9'5 x 4'4

FIRST FLOOR LANDING





BEDROOM ONE 16'0 x 10'2



BEDROOM TWO 11'11 x 8'0

BEDROOM THREE 8'8 x 8'0





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: 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. 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!

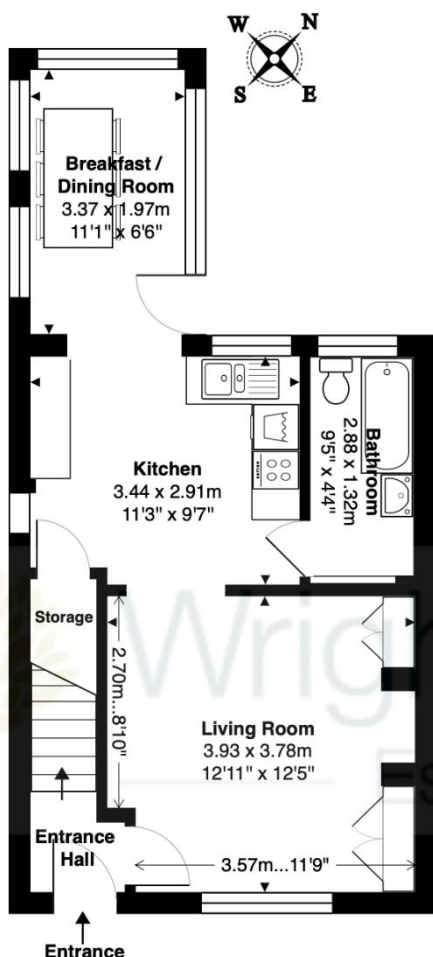
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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.

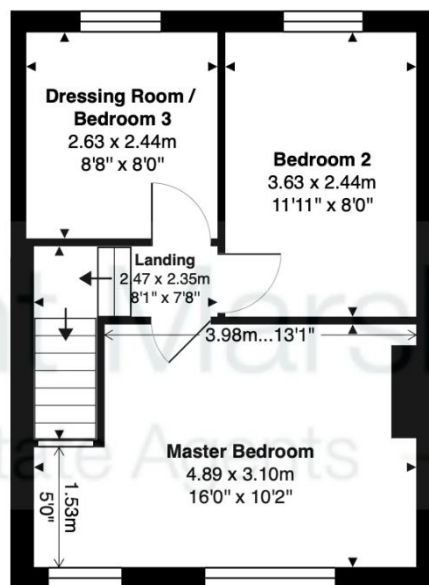




Wright Marshall
Estate Agents



Ground Floor
Floor Area: 40.8 m² ... 439 ft²



First Floor
Floor Area: 33.6 m² ... 362 ft²

311 NEWCASTLE ROAD, SHAVINGTON, CREWE, CHESHIRE, CW2 5EA

Approximate Gross Internal Area: 74.4 m² ... 801 ft²

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.