



66 Ashcroft Avenue, Shavington, Cheshire, CW2 5HN

£185,000

3D VIRTUAL REALITY TOUR AVAILABLE AT WWW.JAMESDUPAVEY.CO.UK. Could this be the little ray of sunshine you've been looking for? Complete with solar panels, this delightful dormer bungalow is situated in the popular village of Shavington and offers plenty of off road parking, a lovely rear garden and a super garden room which can be enjoyed all year round! The accommodation comprises, to the downstairs, entrance hall, WC, well appointed kitchen, spacious sitting room with fireplace, good sized dining room with sliding doors to the lovely garden room. To the upstairs, there are two excellent sized double bedrooms, a good sized single bedroom and the bathroom. The property is approached via a block paved driveway which leads up to the garage and there is a lawned front garden, edged with a well stocked border. To the rear is a delightful paved garden with seating area, attractively planted borders and a large garden shed.



Location

Shavington is a large village to the south of Crewe and east of Nantwich offering a wide range of amenities and good road links but with the benefit of the countryside being moments away. The village offers an array of amenities including pubs and restaurants, convenience shops, primary and secondary school, leisure centre, medical practice and pharmacy. There are excellent road links to the larger towns of Nantwich, Crewe and Newcastle-under-Lyme and junction 16 of the M6 is only 6 miles away providing access to all the major cities. The major train station of Crewe is just 2.8 miles (approx.) away and the nearest airports are Manchester and Liverpool to the north and Birmingham to the south.

ACCOMMODATION

Ground Floor

Entrance Hall

UPVC door with stained glass frosted glazed panel with double glazed frosted panel to the side opens into the entrance hall providing access into the WC, kitchen and sitting room. Stairs rise to the first floor with an under stairs storage cupboard. With ceiling light, dado rail, radiator, telephone point, sockets and laminate flooring.

Kitchen 11' 4" x 9' 0" (3.45m x 2.74m)

A well appointed kitchen with a range of matching wall, base and drawer units having a worktop over incorporating a one and a half bowl stainless steel sink and drainer. There is a Hotpoint double oven with four burner gas hob with extractor hood over, integrated fridge and space and plumbing for a washing machine. The Potterton boiler is housed in here. With a double glazed window to the rear elevation, ceiling light, solar tube, radiator, tiled splashbacks, sockets and tiled flooring. There is also a frosted double glazed window to the side elevation.

Sitting Room 15' 3" x 10' 11" (4.66m x 3.33m)

A generous sized sitting room with an opening straight through to the dining room. With a curved double glazed bay window to the front elevation, coving, ceiling light, dado rail, television point, radiator, sockets and carpet. There is a gas fire with marble



surround and hearth.

Dining Room 10' 11" x 8' 8" (3.33m x 2.65m)

A good sized dining room with sliding double glazed French doors to the garden room. With coving, ceiling light, radiator, sockets and carpet.

Garden Room 17' 11" x 6' 6" (5.47m x 1.98m)

A lovely additional reception room which can be used all year round and is double glazed to all sides. With French doors to the rear opening out to the garden. A further door opens to the side and onto the driveway. There are spotlights, radiator, sockets and tiled flooring.

WC 5' 7" x 2' 7" (1.71m x 0.79m)

A white suite comprising a pedestal wash hand basin and WC. With frosted double glazed window to the side elevation, ceiling light, part tiled walls and laminate flooring.

First Floor

First Floor Landing

The landing provides access to the bedrooms and bathroom. With ceiling light, loft access hatch, telephone point and carpet.

Master Bedroom 10' 10" x 10' 1" (3.30m x 3.08m)

An excellent sized double bedroom with built-in bedroom furniture. With double glazed window to the rear elevation, coving, ceiling light, radiator, sockets and carpet.

Bedroom Two 10' 10" x 8' 6" (3.31m x 2.60m)

A good sized bedroom with a double glazed window to the front elevation. With built-in sliding wardrobes, coving, ceiling light, radiator, eaves storage, television point, sockets and carpet.

Bedroom Three 9' 4" x 7' 1" (2.84m x 2.17m)

A good sized single bedroom with double glazed window to the rear elevation. There is a useful storage cupboard, coving, ceiling light, eaves storage, television point, sockets and carpet.



Bathroom 9' 5" x 5' 9" (max) (2.88m x 1.76m (max))

A white suite comprising shower cubicle, fully tiled with folding glazed screen, wash hand basin and WC built into a vanity unit with storage beneath. With frosted double glazed window to the side elevation. There is a ceiling light, extractor fan, chrome heated towel radiator, fully tiled walls and tiled flooring.

Exterior

The property is approached via a block paved driveway providing off road parking for several vehicles and leads up to the garage. There is a lawn laid to the front garden edged with a border stocked with a variety of shrubs and plants. The rear garden is mainly paved with seating areas and borders stocked with a selection of mature, trees, shrubs and plants. A gate provides access to the garage and there is a large garden shed which has lighting and power.

Garage

Providing further parking and storage.

Tenure

Freehold.

Directions

From our Nantwich Office follow Pillory Street to the right onto Hospital Street. At the roundabout continue to follow the A534. At the next roundabout, take the second exit onto London Road/B5074 and continuing onto the Newcastle Road. At the roundabout, take the fourth exit and remain on the Newcastle Road. At The Elephant, turn left onto Main Road. Turn right onto Greenfields Avenue, then turn right onto Ashcroft Avenue where the property can be found.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

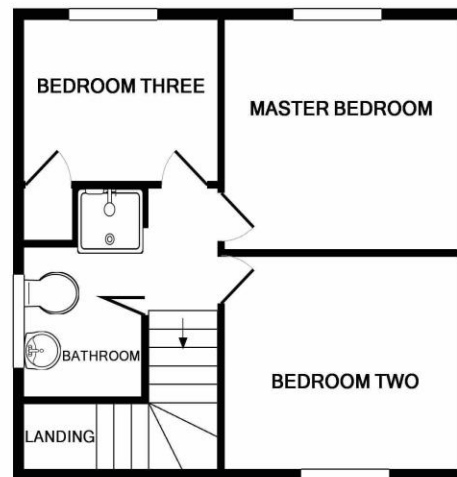
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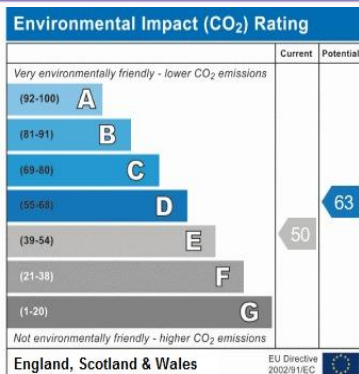
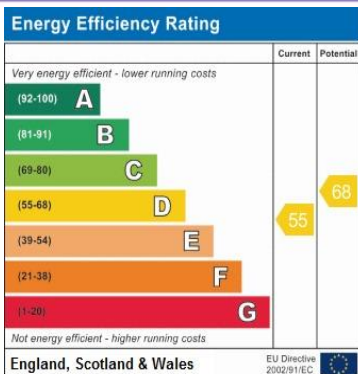


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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