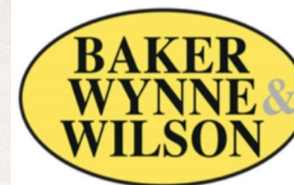




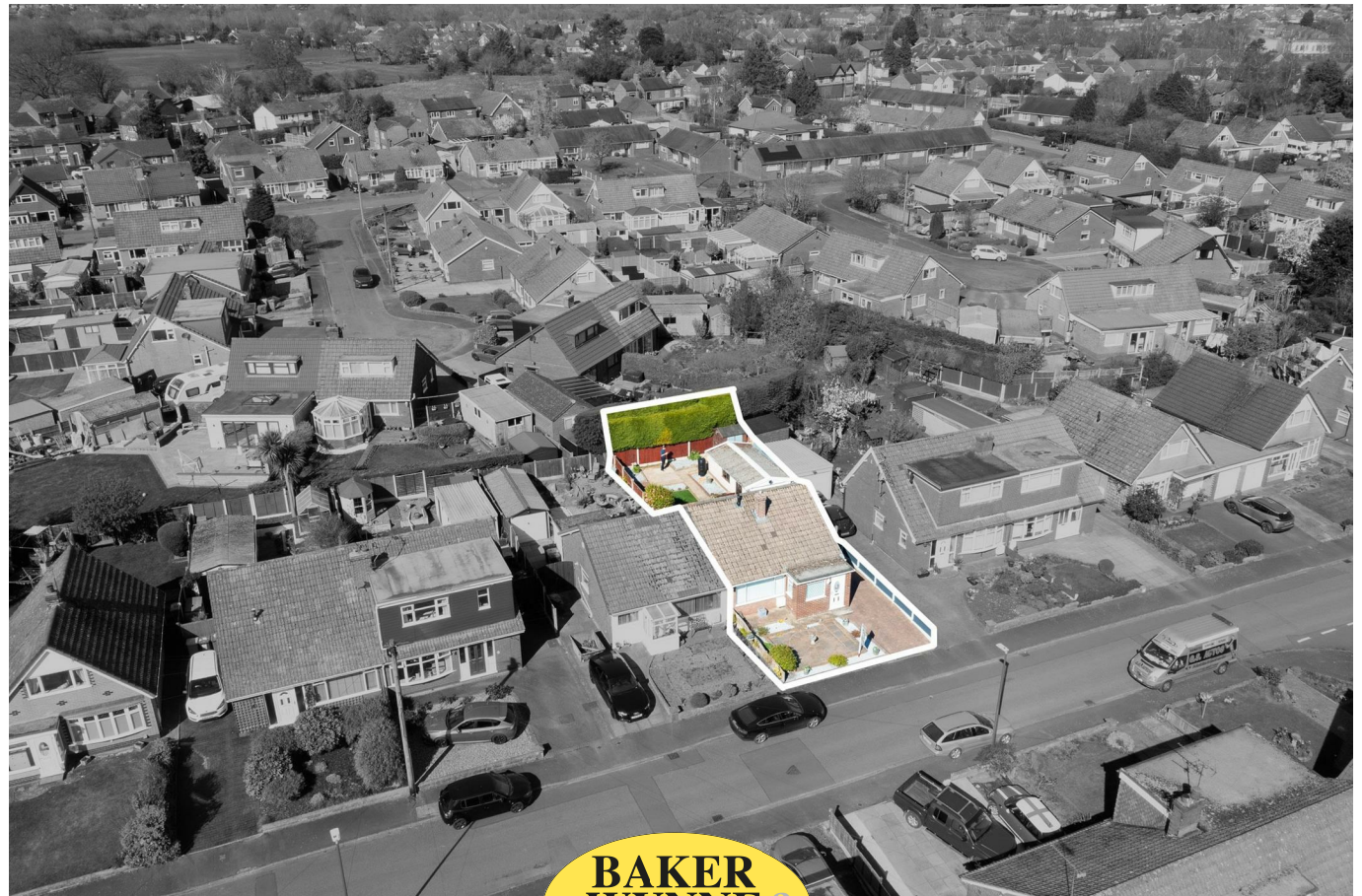
22 Earls Road, Shavington, Cheshire, CW2 5EZ
Open To Offers £179,500



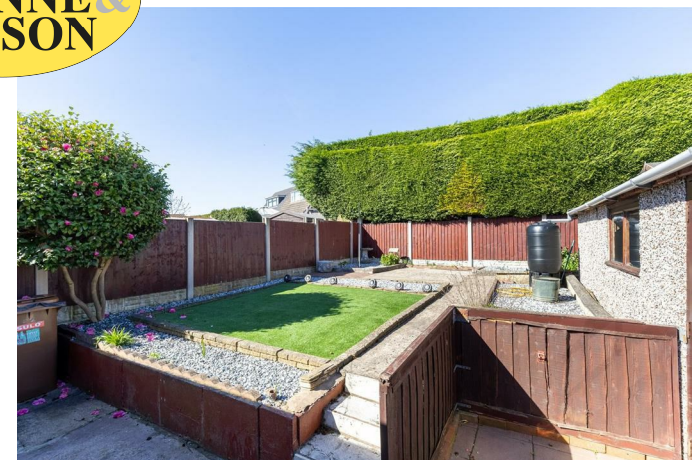
In association with



A modified and particularly desirable two-bedroom extended 1960's modern semi-detached true bungalow. Occupying a minimal maintenance plot with generous off-road parking and a detached single garage. The accommodation is well maintained and presented. Offered with no chain. Popular location, ideal for the commuter with Crewe station close by. Gross Internal Area including Garage 790 ft².



**BAKER
WYNNE &
WILSON**



DIRECTIONS TO CW2 5EZ

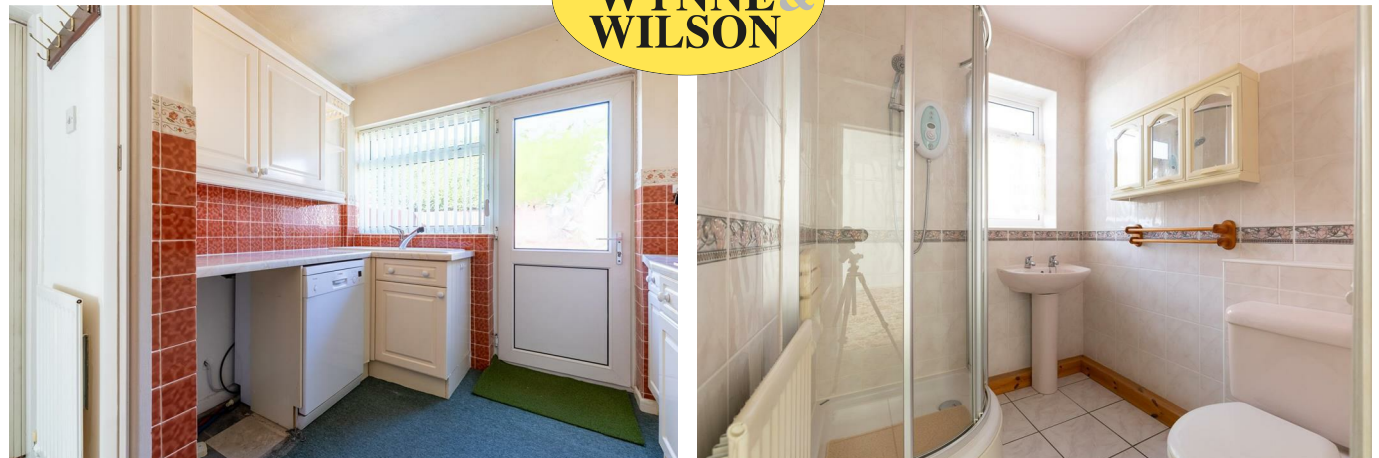
What3words ///
flakes.crowds.titles

Proceed out of Nantwich along London Road and continue over the level crossing & through the traffic lights to the large roundabout.

Take the last exist onto Newcastle Road. Turn left at the junction with the traffic lights into Crewe Road & turn left into Barons Road. Turn left into Earls Road & the property will be observed on the right hand side.



**BAKER
WYNNE &
WILSON**



GENERAL REMARKS

General Remarks - Comment by Mark Johnson FRICS @ Baker Wynne and Wilson

Step Into Your Forever Home –

This immaculately presented two-bedroom semi-detached bungalow is tailor-made for downsizers seeking comfort, convenience, and a lock-up-and-leave lifestyle.

Ideal for retirees, empty nesters, or anyone craving a manageable, modern home in a sought-after location. Ready for a swift, stress-free move - Start your next chapter here - No Chain !

OUT AND ABOUT

The property is situated in sought after village of Shavington, offering a variety of local shops, doctors surgery, popular Shavington primary and senior schools as well as recreational facilities. Crewe

railway station is 2.9 miles away, providing excellent communication links to Manchester in thirty minutes and London in 90 minutes.

The popular historic market town of Nantwich is 3.3 miles away and rich with history providing a wealth of Period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake, nearby canal network, highly regarded Junior, and Senior schooling and nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station. Whatever your interest you'll find plenty to do in Nantwich. There are many visitor attractions within a short

www.bakerwynneandwilson.com



distance of the town including Bridgemere Garden Centre, The Secret Nuclear Bunker, Nantwich Museum and Cholmondeley Castle Gardens. It is also a major centre for canal holidays with several marinas within easy reach on the Shropshire Union and Llangollen canals. Nantwich hosts several festivals throughout the year including The Nantwich Show, the International Cheese Awards, Nantwich Jazz Festival, and the Food Festival.

The attractive Roman city of Chester is approximately 26.5 miles away.

(All travel times and distances are approximate.)

THE TOUR

ACCOMMODATION WITH APPROX DIMENSIONS



BRICK ENTRANCE PORCH

An addition to the original layout, uPVC double glazed front entrance door and three matching windows.

HALL

Three radiators, uPVC double glazed door - internal windows to bedroom No. 2, built in cupboard. Recently installed Worcester gas fired combination boiler (approx. one year old).

LIVING ROOM

16'1" x 10'11"

Fireplace and hearth with fitted electric fire, radiator, uPVC double glazed window with fitted blinds, two wall light points, ceiling coving.

SHOWR ROOM

Corner cubicle with fitted Triton electric shower, pedestal wash hand basin, pedestal wash hand basin, close coupled W/C, fully tiled walls,

BEDROOM NO. 1

11'8" x 9'7"

uPVC double glazed window and blinds, radiator.

BEDROOM NO 2

9'10" x 5'11"

Radiator. Internal window.

KITCHEN

9'6" max x 8'6" max

Modern fitted units to three elevations with extensive worktops having undercounter and built in appliance spaces, white glazed one and half bowl single drainer sink unit with mixer tap, wall storage and shelving. Base drawers and cupboards, fitted appliances include New Hotpoint double oven and grill, Grundig fridge freezer, Samsung ceramic oven hob with canopy.

EXTERIOR

Low maintenance garden plot. Front seating area with stoned surround and walling. Brick

paviour driveway extending to the side and rear pre cast single garage with power and light, electric up and over door. Enclosed rear garden via pedestrian entrance gate. Raised rear split level garden with low maintenance/landscaped qualities. Artificial grass section. Pathway and shrub beds. External cold water tap and light.

NOTE: Recently replaced Worcester Bosch combination gas fired central heating boiler.

SERVICES

Mains water , gas, electricity and drainage

TENURE

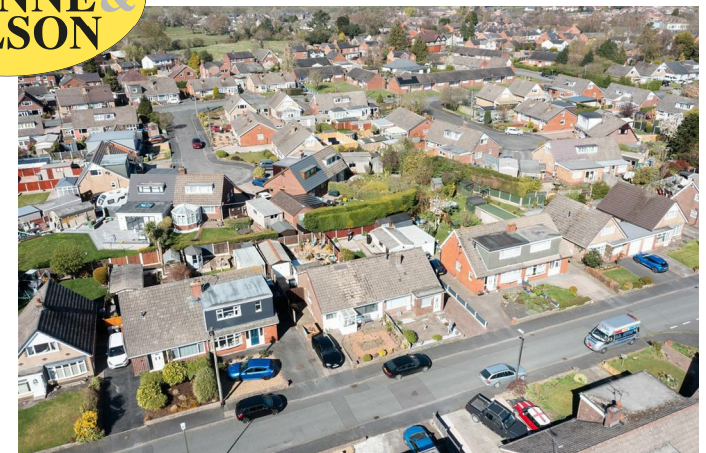
Freehold

COUNCIL TAX

Band B.

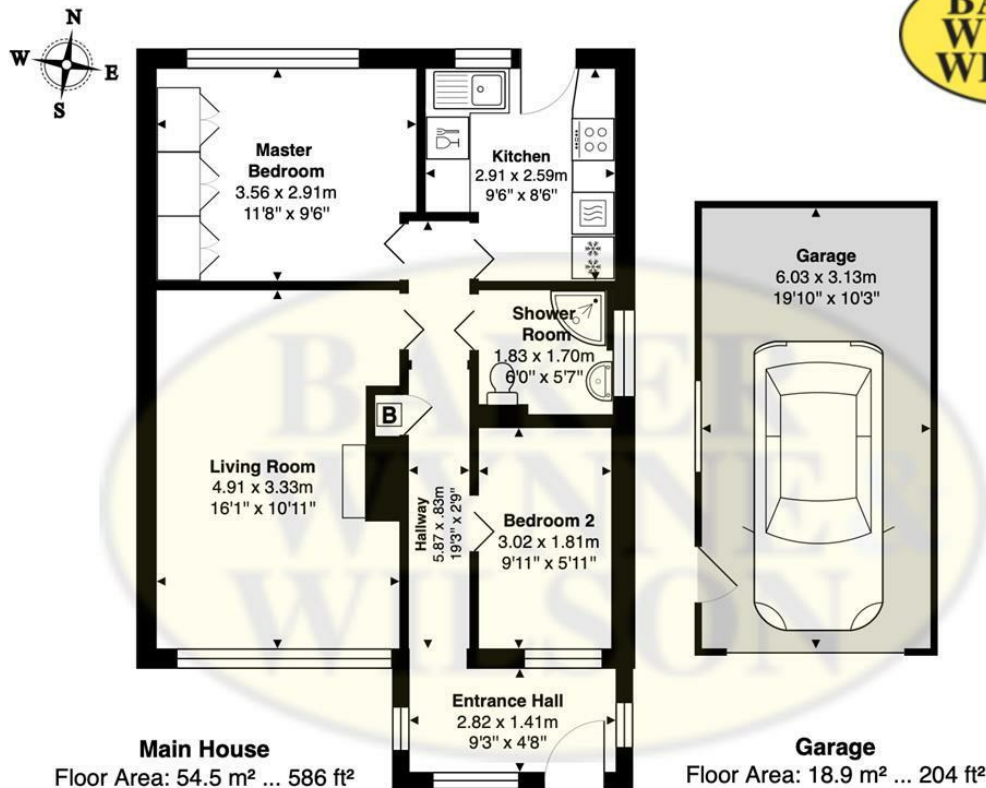
VIEWINGS

By appt with Baker Wynne and Wilson, Nantwich



**BAKER
WYNNE &
WILSON**





22 EARLS ROAD, SHAVINGTON, CREWE, CHESHIRE, CW2 5EZ

Approximate Gross Internal Area: 73.4 m² ... 790 ft² Includes Garage

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.
Floor plan produced by Leon Sancese from Green House EPC Ltd 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property