



22 Stock Lane, Shavington, Crewe, CW2 5ED  
Offers Over £450,000



*In association with*





### Three-Bedroom Detached Bungalow with Large Plot, Outbuildings, and Ample Parking

Set back from the road, 22 Stock Lane is a spacious three-bedroom detached bungalow positioned on a generous plot. The property offers flexible accommodation, a large garden, multiple outbuildings, and off-road parking. In need of modernisation, it presents an excellent opportunity for buyers looking to update and add value.

#### INSIDE

Accessed via a UPVC front door with frosted side panels, the entrance hall is carpeted and includes ceiling cornices, light fittings, and a radiator.

To the right side of the property are three bedrooms:

- Bedroom One: Front-facing with carpet, radiator, double-glazed window, ceiling cornices, and light fittings.
- Bedroom Two: Rear-facing, carpeted, with radiator, double-glazed window, cornices, and light fittings.
- Bedroom Three: Rear-facing with carpet, radiator, double-glazed window, and light fitting.

The bathroom is fitted with a three-piece suite comprising a corner shower, pedestal sink, and low flush W/C. It has half-tiled walls, tiled flooring, a heated towel rail, rear-facing frosted window, and spotlights.

To the front is the living room, which includes a carpeted floor, two radiators, a double-glazed window, ceiling cornices, light fittings, and an electric fire.

The dining room has a tiled floor, radiator, light fitting, side-facing double-glazed window, gas boiler, and windows through to the utility and rear hall.

The rear entrance hall includes a tiled floor, radiator, light fittings, and a UPVC door with frosted glass and side panels.

The utility room has a tiled floor, frosted rear window, radiator, and light fitting.

The kitchen/dining room includes matching wall and base units, tiled floor, 1½ bowl sink, four-ring gas hob, integrated oven, and pantry cupboard. There are double-glazed windows to the side and rear, as well as patio doors leading to the garden. The room is finished with a radiator and ceiling lights.



**BAKER  
WYNNE &  
WILSON**







## GARDEN

To the rear is a block-paved patio and a large garden extending to the side and rear. At the far end of the garden are multiple store buildings and stable blocks, offering a range of potential uses.

## OUTSIDE

The property has a large front garden, off-road parking for up to four vehicles, a car port, and a single garage/store to the side.

This is a well-located property with generous outdoor space and significant potential for improvement or extension, subject to relevant consents.

## TENURE

FREEHOLD

## SERVICES

Mains water, gas, electricity and drainage.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## COUNCIL TAX

Band E

## VIEWINGS

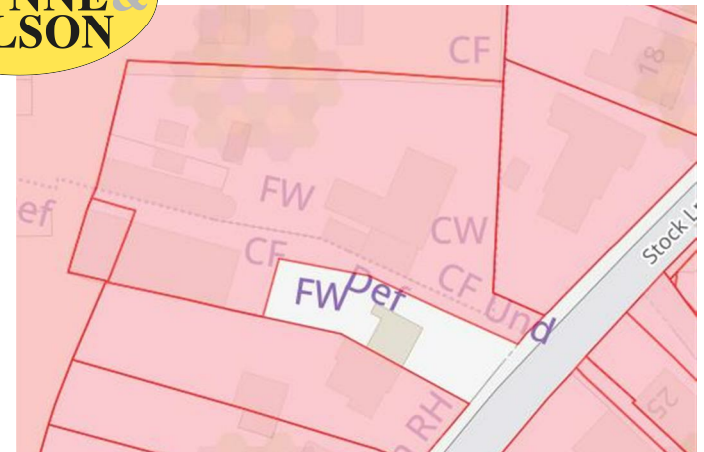
By appointment with Baker, Wynne & Wilson  
38 Pepper Street, Nantwich,  
Tel. 01270 625214



**BAKER  
WYNNE &  
WILSON**

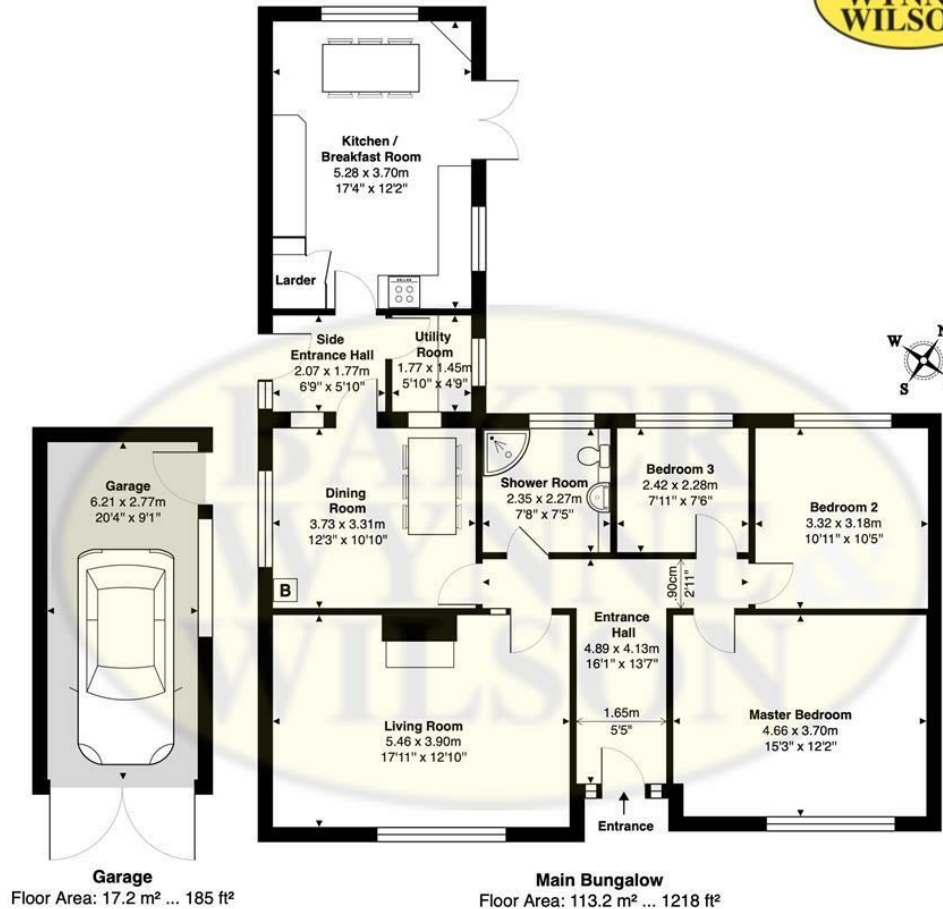
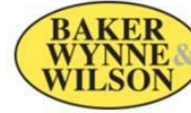






**BAKER  
WYNNE &  
WILSON**





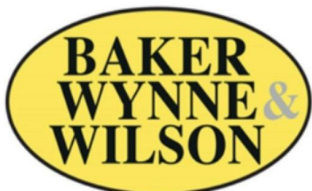
## 22 STOCK LANE, SHAVINGTON, CREWE, CHESHIRE, CW2 5ED

Approximate Gross Internal Area: 130.3 m² ... 1403 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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



In association with



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
www.bakerwynneandwilson.com

