



15 Osborne Grove, Shavington, Crewe, Cheshire, CW2 5BY

Guide Price £300,000

**BAKER
WYNNE &
WILSON**

SUMMARY

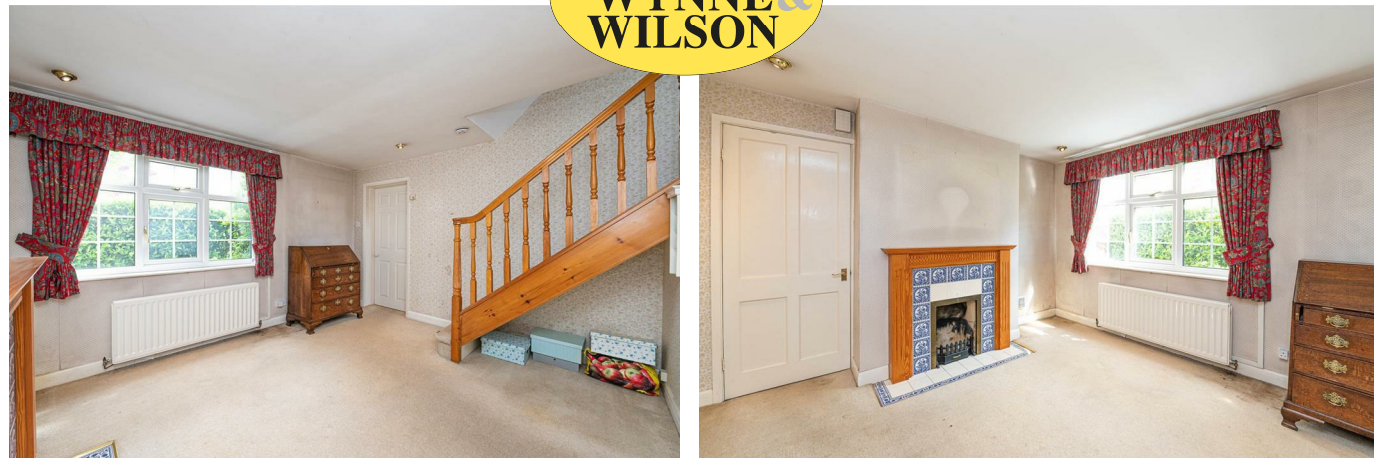
Entrance Hall, Dining Room, Living Room, Kitchen, Cloakroom and separate W/C, Utility Room, Three Bedrooms Bathroom, Parking for 3/4 vehicles.

DESCRIPTION

The property being of traditional brick construction under a tiled roof occupying a pleasant position within the Lane, which comprises of mainly semi-detached style properties. Number 15 has the benefit of a generous size plot with side vehicle access for three or four vehicles and a south westerly facing rear garden. Over the years the property has been maintained to a credible standard yet would now benefit from some improvements within the kitchen and the bathroom areas but does offer ample scope and potential for further extension subject to the necessary planning regulations. We would recommend an early inspection of the property.

LOCATION & AMENITIES

The property is located in Shavington village and contains day to day facilities including a recently built co-operative store, bargain booze and Hickory's Restaurant. Both primary and secondary education are available within the village. The historic market town of Nantwich (2.5 miles) and the larger centre of Crewe is 2.5 miles, with easy reach of the M6 motorway (junction 16) only 6 miles.



DIRECTIONS

From Churches Mansion proceed along London Road, Nantwich, at the level crossings continue through the next traffic lights, at the major roundabout take the fourth exit signed Shavington/Wyburnbury, proceed along and turn left by the Elephant Public House on your left, at the T junction turn left into Main Road, proceed for about 300 yards, turn left into Osborne Grove and the property is situated on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

Quarry style floor, double glazed window and front door.

DINING ROOM

13'2" x 11'

Radiator, double glazed window to front, down lighters, pine fire surround with tiled inset and hearth.

LIVING ROOM

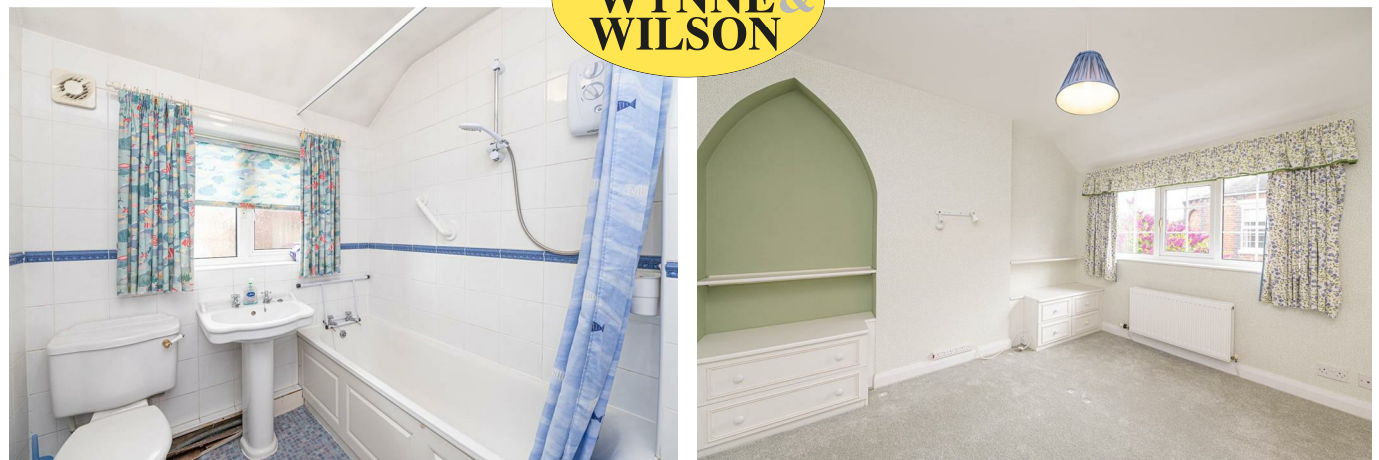
19'8" x 11'11"

Exposed brick fireplace with tiled hearth, ceiling cornices, downlighters, double glazed window, TV point, two wall light points, patio style door with a pleasant aspect over garden.

KITCHEN

15'2" x 7'5"

Sink unit, cupboards and drawers, work surface, three wall cupboards, double glazed window, electric cooker point, ceramic tiled floor.



CLOAKROOM

Quarry tiled floor, low level W/C

UTILITY ROOM

Two double glazed windows, door to rear, wall mounted gas boiler central heating hot water, plumbing for washing machine, sink unit.

STAIRS LEAD TO FIRST FLOOR LANDING

Two double glazed winders, radiator, access to loft.

BEDROOM

11'6" x 11'3"

Radiator, double glazed window, TV point, four fitted wardrobes, store cupboard housing hot water cylinder.

BEDROOM

11'11" x 9'5"

Radiator, double glazed window, fitted wardrobe.

BEDROOM

9'1" x 7'7"

Radiator, double glazed window, built in store cupboard.

BATHROOM

7'3" x 6'3"

Panel bath, pedestal wash basin, low level W/C, heated towel rail, fully tiled walls, double glazed window.

OUTSIDE

There is parking for three/four vehicles and a gravelled pebbled area, side pedestrian gate which opens to rear garden and has further gravelled area, lawn, spacious borders, various shrubs, enjoys a south westerly aspect..

TENURE

Freehold

COUNCIL TAX

Band C.

SERVICES

All main services are connected to the property.

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.

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214





**BAKER
WYNNE &
WILSON**



Ground Floor
Floor Area: 54.5 m² ... 587 ft²

First Floor
Floor Area: 45.5 m² ... 489 ft²

15 OSBORNE GROVE, SHAVINGTON, CREWE, CHESHIRE, CW2 5BY

Approximate Gross Internal Area: 100.0 m² ... 1076 ft²

While 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(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

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