



19 Marshfern Place, Shavington, Crewe, CW2 5TT
Guide Price £210,000



In association with



Three Bedroom End Townhouse with Two Parking Spaces and South-West Facing Garden

This three-bedroom end townhouse is set over three floors and benefits from a south-west facing rear garden and two allocated parking spaces. The property offers a practical layout with well-proportioned rooms and modern fittings.

DOWNSTAIRS

The entrance hall has wood effect laminate flooring, radiator, light fitting, and stairs to the first floor. The kitchen is fitted with matching above and below counter cupboards beneath a wood effect worktop with breakfast bar. Integrated appliances include a four-ring gas hob with extractor fan above, oven, fridge freezer, sink, and washer/dryer. There is a double glazed window to the front of the property, under stair storage, wood effect laminate flooring, and a light fitting.

The living area has wood effect laminate flooring, radiator, TV point, light fitting, and double glazed patio doors to the rear garden. Access is provided to the downstairs cloakroom, which includes a low flush W/C, pedestal sink, wood laminate flooring, spotlights, and radiator.

FIRST FLOOR

Landing with carpeted flooring, light fitting and radiator.

Bedroom two has a carpeted floor, radiator, light fitting, and a double glazed window overlooking the rear garden.

Bedroom three has two double glazed windows to the front, carpeted flooring, radiator, and pendant light.

The family bathroom includes a three-piece suite with low flush W/C, pedestal sink, and panelled bath with overhead shower and glass screen. The bath area is fully tiled, with ½ tiled walls to the remainder, radiator, extractor fan, frosted double glazed side window, and wood effect laminate flooring.





SECOND FLOOR

Landing with carpeted flooring, light fitting, and large store cupboard.

The master bedroom is a spacious dual aspect room with Velux-style windows and built-in blinds, carpeted flooring, radiator, built-in wardrobe, light fitting, and loft access.

GARDEN

The rear garden is south-west facing and includes a lawn with fenced and herbaceous borders, a gravelled seating area to the side, and a shed with power and lighting. Gated side access leads to the front of the property.

OUTSIDE

The property benefits from two allocated parking spaces to the side. To the front is a lawned area with hedge border and a flagged path to the front door.

TENURE

Freehold

SERVICES

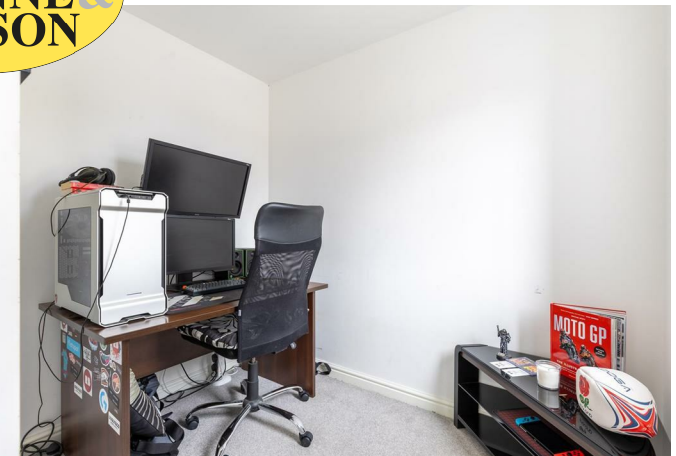
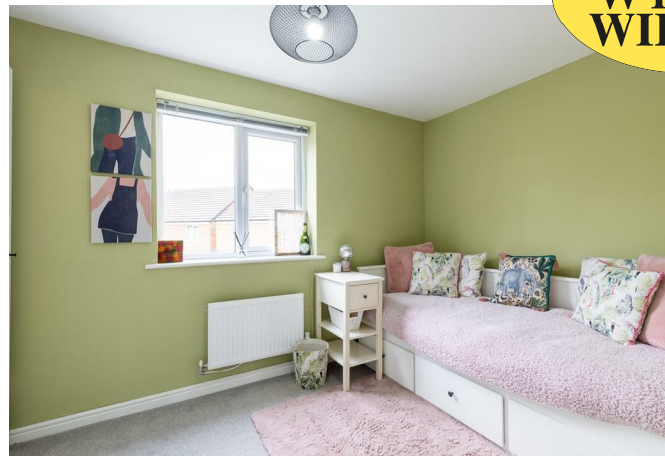
All Mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified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

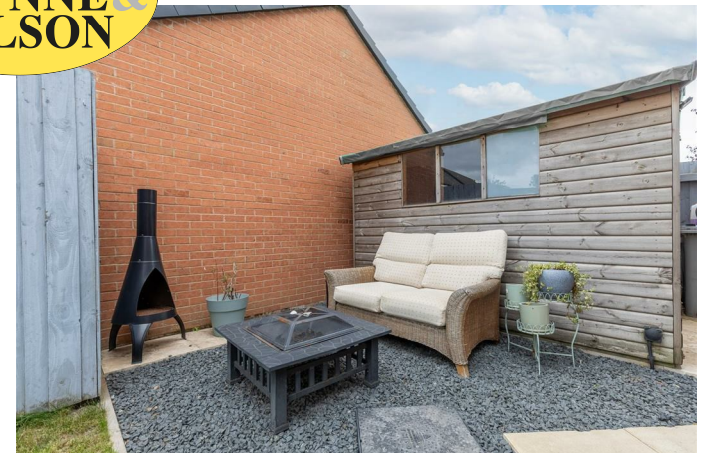
COUNCIL TAX

Band B

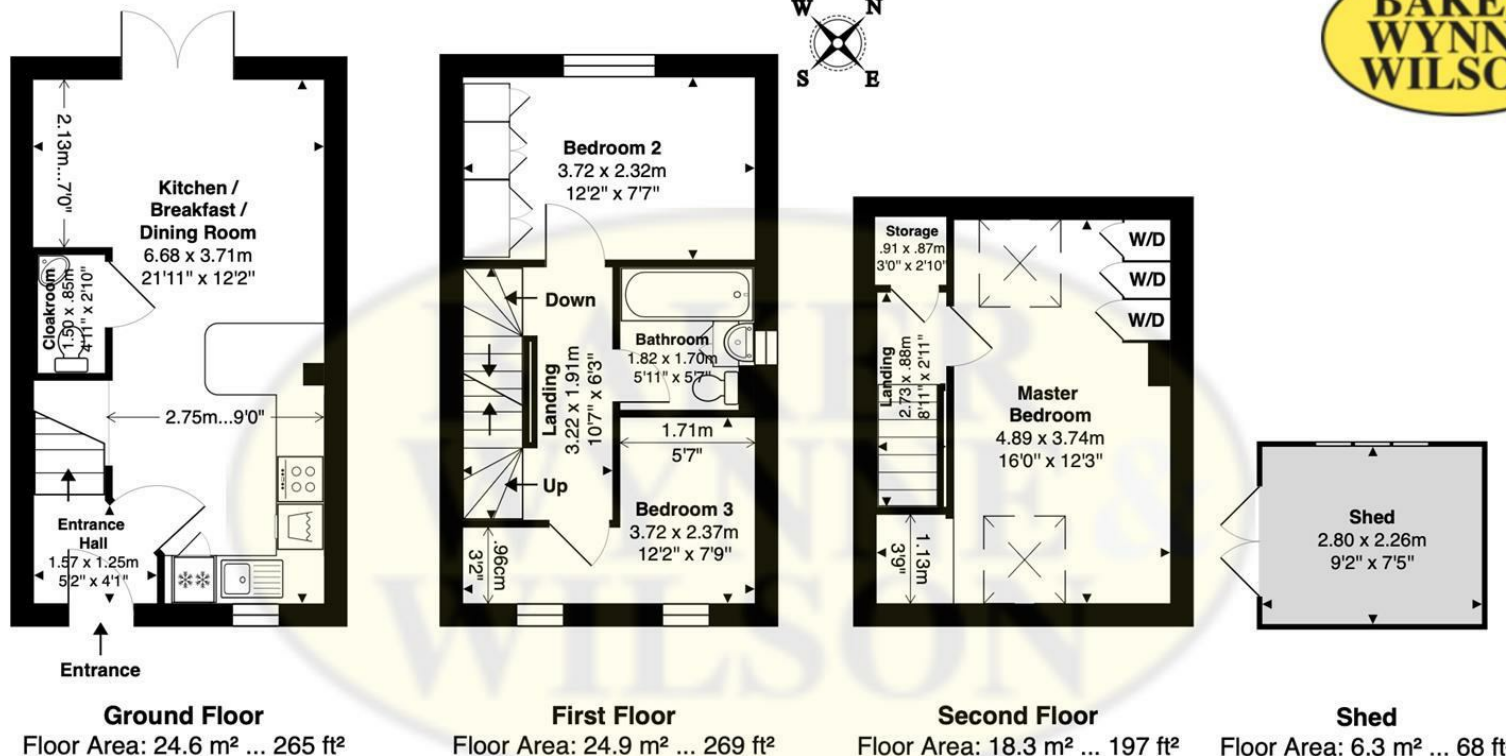
VIEWINGS

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





**BAKER
WYNNE &
WILSON**



19 MARSHFERN PLACE, SHAVINGTON, CREWE, CHESHIRE, CW2 5TT

Approximate Gross Internal Area: 67.9 m² ... 731 ft² (excluding shed)

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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.