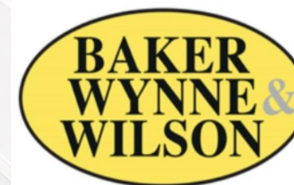




8 Farm Close, Shavington, Crewe, CW2 5UU

Guide Price £230,000



In association with



NO CHAIN

A modern three-bedroom semi-detached house constructed by Taylor Wimpey 2020, still under NHBC warranty and arranged over two carefully designed floors circa 79 m2 with an EPC rating (B) 84.

Offering the occupants a very comfortable and contemporary living space perfect for families, couples, or down sizers. Located in a prime position on the edge of this sought-after development on a no through road section. The property is beautifully presented throughout and is ready to move into, making it the perfect choice for those looking for a hassle-free move. Don't miss the opportunity to make this lovely home yours!

DIRECTIONS TO CW2 5UU

What3words ///

PRICING.SUPPOSES.INVITE



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OUT AND ABOUT

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.



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GENERAL REMARKS

Comment by Mark Johnson
FRICS @ Baker Wynne and
Wilson

Standing on a popular residential development, the house is close to local schools, shops, and transport links, making it perfectly placed for families and commuters alike. With its modern design, excellent presentation, and well-planned layout, this property is ready to move straight into. Built in 2023 by Taylor Wimpey – Still under NHBC warranty with a stylish contemporary kitchen and integrated appliances • Spacious lounge/diner with patio doors to the garden • Downstairs WC • First floor - Three well proportioned bedrooms – Bed 3 ideal for a guest or as an office • Driveway for two cars. • Low-maintenance

living • gas central heating, double glazing, combination gas central heating and hot water boiler.

Viewing is highly recommended to fully appreciate the space, style, and setting of this superb family home in Shavington.

BUYER'S WANTING TO HEAR ABOUT YOUR HOME

If you like these details why not request a consultation with a local expert Mark Johnson. Mark is a Chartered Estate Agent and Valuer who will carefully consider the elements that make your home desirable and maximise its value by accentuating these in your listing. Listening to your goals his engagement with you will go far beyond simply selling your home. Mark is pleased to offer advice prior to the launching your property onto the market and will keep you up to date

www.bakerwynneandwilson.com



with developing market news in the meantime.
Interested – let's start the conversation with how much your property could be worth and the buyers we may have waiting.

THE TOUR

HALL

11'0" x 6'7"

Composite door, radiator.

CLOAKROOM / W/C

6'2" x 3'1"

Low level W/C, pedestal wash hand basin.

KITCHEN/BREAKFAST ROOM

11'0" x 7'4"

Modern fitted units to two elevations providing useful work top surfaces with undercounter appliance spaces (plumbing for washer and

dishwasher), space for fridge/freezer, stainless steel sink unit (one and half bowl) single drawer, base cupboards and drawers, wall mounted cupboards, Logic combi ESPI35 gas fired boiler, fitted appliances include: four ring stainless steel gas hob, electric oven and grill, stainless steel back plate and canopy hood, ceiling spot lights.

'L' SHAPED DINING/LIVING

14'3" x 14'3"

Radiator, uPVC double glazed patio doors with side windows, deep/useful understairs cupboard, TV point, central heating thermostat.

LANDING

9'10" x 6'1"

Access to loft.



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BEDROOM NO. 1

13'7" x 7'11"

uPVC double glazed window, radiator.

BEDROOM NO. 2

11'10" x 7'11"

uPVC double glazed window, radiator.

BEDROOM NO. 3

8'11" x 6'2"

uPVC double glazed window, radiator.

BATHROOM

6'3" x 6'2"

Wash hand basin with storage below, radiator, low level W/C, panel bath with shower over.

EXTERIOR

Farm Close (a no through road section) front lawn, tarmacadam driveway (ideal for two cars), paved patio, rear lawn, close boarded fencing, cold water tap, exterior double power point.

SERVICES

Mains water and electricity. Mains drainage system. Gas fired central heating.

N.B. Tests have not been made of electrical, water, 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.

TENURE

Freehold.

COUNCIL TAX

Band C.

CONSTRUCTION

The house is cavity construction with brick facings under a pitched tile covered roof.

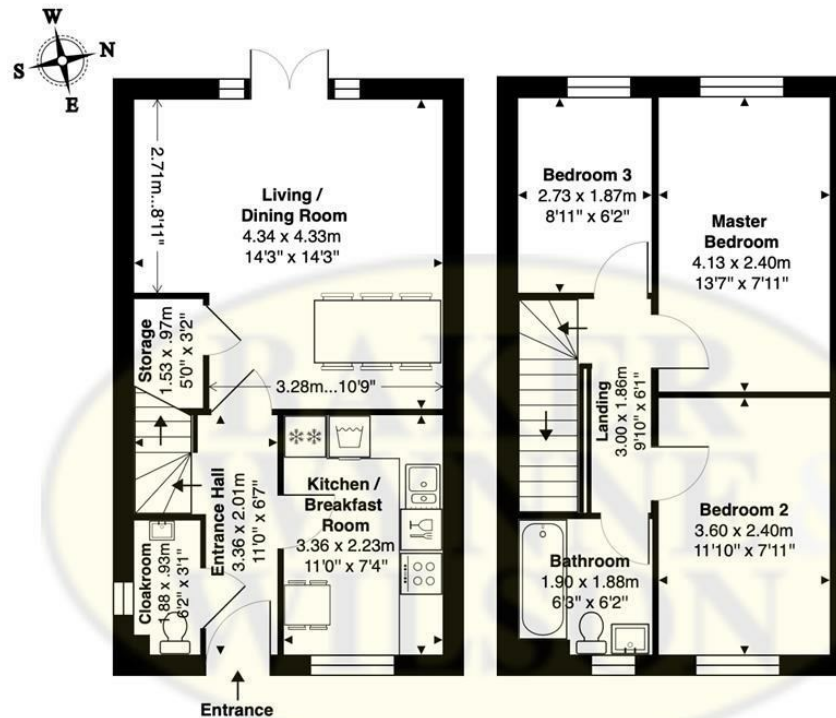
VIEWING

Viewings by appointment with Baker, Wynne, and Wilson.
Telephone: 01270 625214



**BAKER
WYNNE &
WILSON**





8 FARM CLOSE, SHAVINGTON, CREWE, CHESHIRE, CW2 5UU

Approximate Gross Internal Area: 67.9 m² ... 731 ft²

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) 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