



## 23 English Oak Avenue, Shavington

£290,000 | £1,250 pcm Leasehold



Three bedroom detached property for sale in sought after location. • Two spacious reception room, one lounge and one dining room – perfect for multiuse purposes. • Three excellent sized bedrooms, the master served alongside an en-suite and the other two accompanied with a family bathroom. • Set in Shavington, offering a wide range of amenities and good road links but with the benefit of the countryside being moments away. • Off road parking and rear garden which has been landscaped to a high standard with lawn and patio area.



SO ITS TIME FOR YOU TO MOVE ONTO PASTURES NEW? WELL WE'VE GOT JUST THE PROPERTY FOR YOU! You'll find this utterly charming three-bedroom detached house in the lovely village of Shavington, where the grass is greener, the birds chirp cheerier.

The living room is the heart of the home, the place where memories are made. Need a formal dining area to impress your imaginary dinner guests with your culinary skills? Look no further. This property boasts not one, but two spacious reception rooms – one for chilling, one for dining. It's like having your cake and eating it too, perfect for multi-use purposes. Not forgetting the kitchen, which boasts, one and half bowl sink, 4 ring gas hob with electric oven and extractor fan above, cream gloss fitted wall and base cupboards, space for fridge freezer and completed with a door to access onto the rear. To complete the ground floor is the convenient WC, ideal for guests.

Heading onto the first floor of the property, is where you'll find not one, not two, but *\*three\** excellent sized bedrooms. The master bedroom is complete with fitted wardrobes, giving extra storage space - it also comes with its very own en-suite bathroom. Meanwhile, the other two bedrooms share a contemporary family bathroom.

Located in Shavington, this property is like a treasure chest waiting to be discovered. With a wide range of amenities and excellent road links, you're just a stone's throw away from civilisation. But fear not, nature lovers, for the countryside is just a hop, skip, and a jump away. The world is your oyster, or in this case, the Cheshire countryside is your oyster.

Parking woes be gone – off-road parking is at your disposal with two off road space with potential to extend this if needed. And let's not forget the landscaped rear garden, a haven for green thumbs and barbeque enthusiasts alike. With its meticulously manicured lawn and charming patio area. Not forgetting, the property is situated on a corner plot which is ideal if you're looking for a quiet location with no passing traffic!

So, what are you waiting for? Don't just dream about the idyllic country lifestyle – make it a reality at this delightful abode in Shavington.

### **Location**

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 1 mile (approx.) away and the nearest airports are Manchester and Liverpool to the north and Birmingham to the south.



Charming 3-bed detached house in Shavington village with 2 reception rooms, modern kitchen, en-suite master bedroom, landscaped garden, off-road parking. Close to amenities, good road links, and countryside. Don't just dream - make it a reality! Council Tax band: C

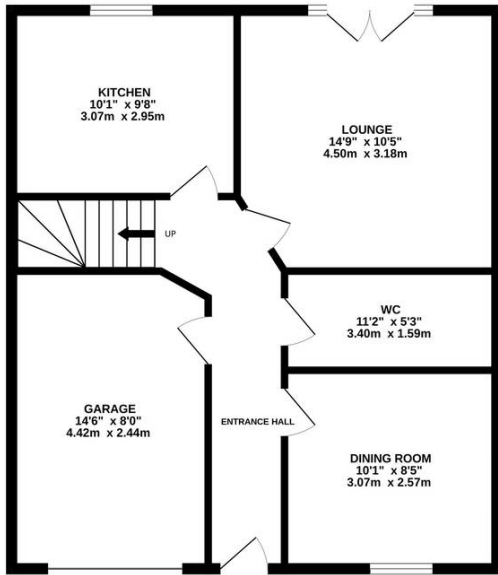
Tenure: Leasehold

EPC Energy Efficiency Rating: B

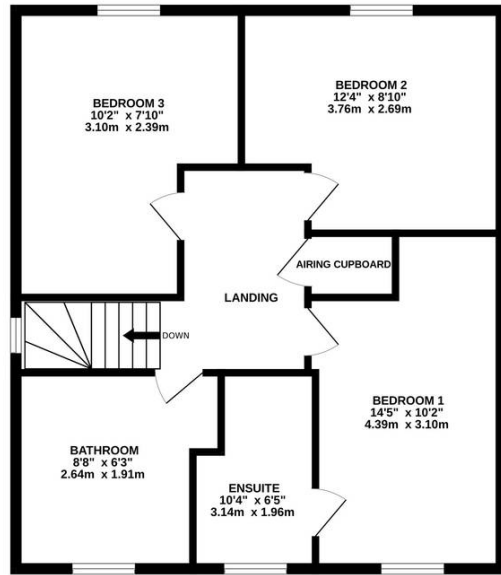
EPC Environmental Impact Rating: B



GROUND FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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