



276 Crewe Road, Shavington

£325,000 Freehold



Immaculately presented three bedroom detached house in the sought after village of Shavington. • Ideal for those looking to get onto the property ladder, growing families or downsizing into a property without having to make any major cosmetic changes. • Spacious rooms throughout with two reception rooms, perfect for multi-use purposes – three good sized bedrooms on the first floor. • Superbly appointed and commanding a brilliant plot position with a generous rear garden sweeping around the property and ample driveway parking to the front aspect with a single garage. • Within walking distance to local shops, school and amenities whilst the larger town of Nantwich and Crewe are both just a short drive away.



Nestled in the heart of the popular village of Shavington, this beautifully presented three-bedroom semi-detached property on Crewe Road offers an ideal blend of comfort, space, and countryside charm.

Step inside to discover a spacious open-plan living and dining area — perfect for entertaining guests or relaxing with the family. The generous layout allows natural light to flow through, creating a warm and welcoming atmosphere.

Through to the well-appointed fitted kitchen which offers ample storage and workspace, catering to all your culinary needs, the kitchen offers fitted wall and base cupboards, sink with drainer, space for cooker and hob, along with space for a fridge/freezer. Adding to the appeal is a bright and airy conservatory, providing a versatile space that can be enjoyed all year round. To complete the ground floor, the property boasts a convenient WC with space to hide your day to day appliances with the utility room.

Upstairs, you'll find three well-proportioned bedrooms, ideal for families or those in need of a home office or guest room, all served alongside the modern family shower room.

But wait, there's more! Stepping outside, a generous rear garden envelops the property, offering a sanctuary for nature lovers or the perfect spot for a summer barbeque extravaganza – this overlooks the open countryside behind. You'll find ample driveway parking at the front, giving a warm welcome to guests and ensuring your vehicles are snug and secure. And for those with a special flair for DIY or a love for classic cars, a single integral garage adds that extra touch of convenience and charm.

Located within a stone's throw to local shops, schools, and amenities, this property is not just a house, it's a lifestyle. The vibrant towns of Nantwich and Crewe are just a short drive away, offering a plethora of dining, shopping, and leisure options to suit every mood and fancy.

Ready to embark on this exciting journey towards your new home in Shavington? Say 'I do' to this fantastic property and make memories that will last a lifetime. So, what are you waiting for? When we land, make your way to the nearest telephone and call our team! Your dream home awaits.

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



Beautiful 3-bed semi-detached in Shavington village. Spacious living, fitted kitchen, conservatory, generous garden. Ideal for families, close to amenities and transport links.

Council Tax band: C

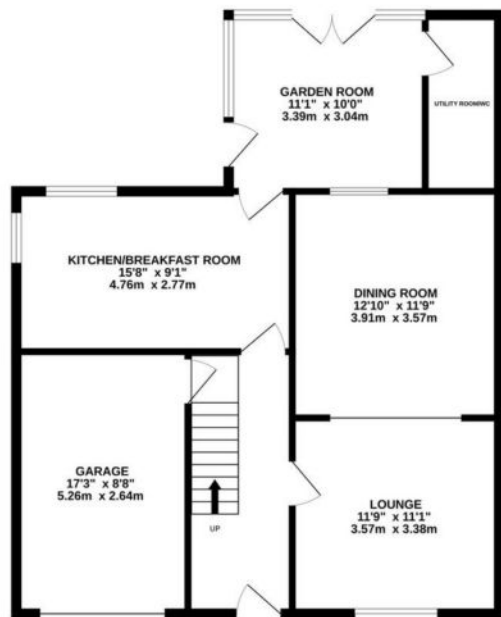
Tenure: Freehold

EPC Energy Efficiency Rating: C

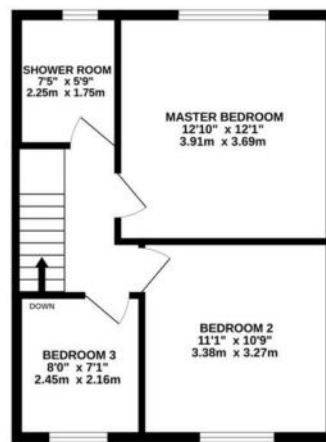
EPC Environmental Impact Rating:



GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 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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