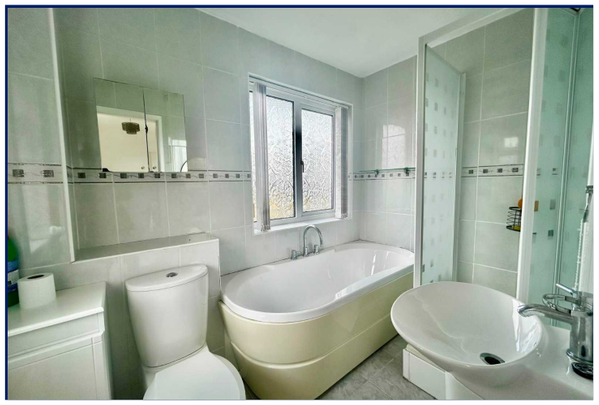




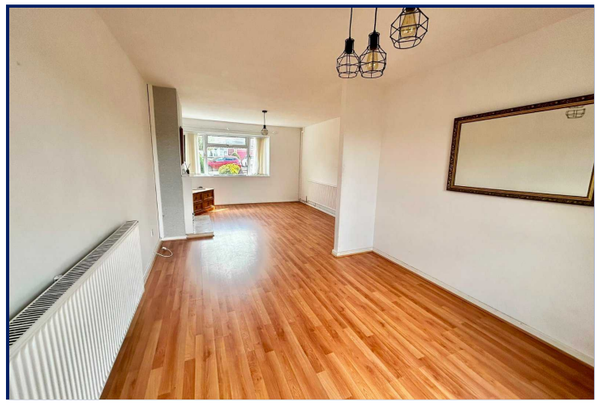












Westway, Shavington, Crewe,
Cheshire, CW2

Asking Price: £265,000
Freehold

Reeds Rains

reedsrains.co.uk

Westway, Shavington, Crewe, Cheshire, CW2

Asking Price: £265,000 To be advised

Council Tax Band: B
EPC Rating: D

Occupying a particularly secluded position at the head of a small cul-de-sac on this highly regarded development, this well presented semi detached home enjoys an enviable setting with countryside and a retained wildlife habitat bordering the rear garden. Combining a peaceful location with excellent convenience, the property is within easy reach of Shavington's village centre, well regarded primary and secondary schools, everyday shopping facilities and pleasant countryside walks. Crewe Railway Station, the A500 and Junction 16 of the M6 are also readily accessible, making it an excellent choice for both families and commuters.

The accommodation has been thoughtfully maintained and offers a welcoming entrance hall, a comfortable living room, separate dining room and a well planned kitchen. To the first floor are two generous double bedrooms, a good sized single bedroom and a family bathroom, providing practical and flexible space for modern living.

Outside, the property is equally appealing. A front garden complements the driveway, which extends to the side and rear, leading to a detached garage. The rear garden is a particular highlight, offering an excellent degree of seclusion with patio and lawned areas overlooking the neighbouring wildlife habitat and farmland. It is a setting that provides a rare sense of seclusion while remaining close to the excellent amenities that have made Shavington one of South Cheshire's most sought after villages.

Reception Hall

Living Room
14' x 12' (4.27m x 3.66m)

Dining Room
10' x 9'10" (3.05m x 3m)

Kitchen
9'10" x 7'10" (3m x 2.4m)

Landing

Bedroom One
14' x 11' max (4.27m x 3.35m max)

Bedroom Two
11'8" x 10'2" (3.56m x 3.1m)

Bedroom Three
8' x 7' (2.44m x 2.13m)

Bathroom

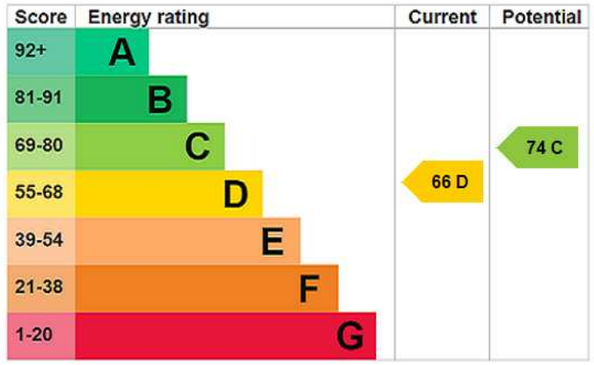
Gardens

Parking and Garage

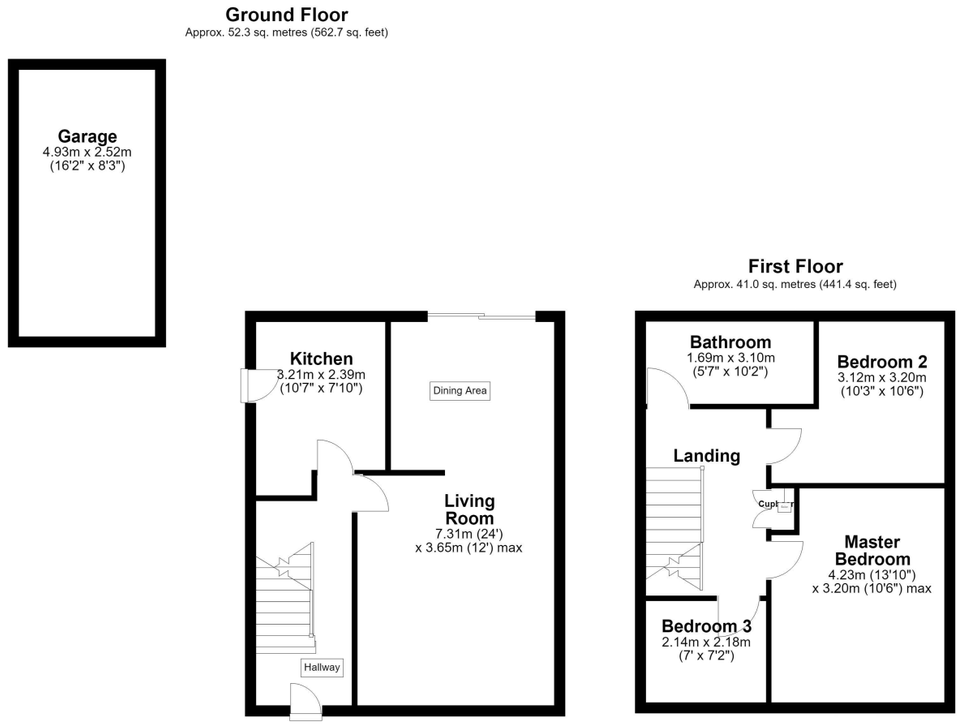
Buyers Note
Estate agents are legally required to carry out Anti-Money Laundering (AML) checks on all purchasers of property. Reeds Rains charges a fee of £50.00 plus VAT per purchaser transaction for this service. This fee is payable in advance and must be received prior to the issuance of a Memorandum of Sale for the property being purchased.

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All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk