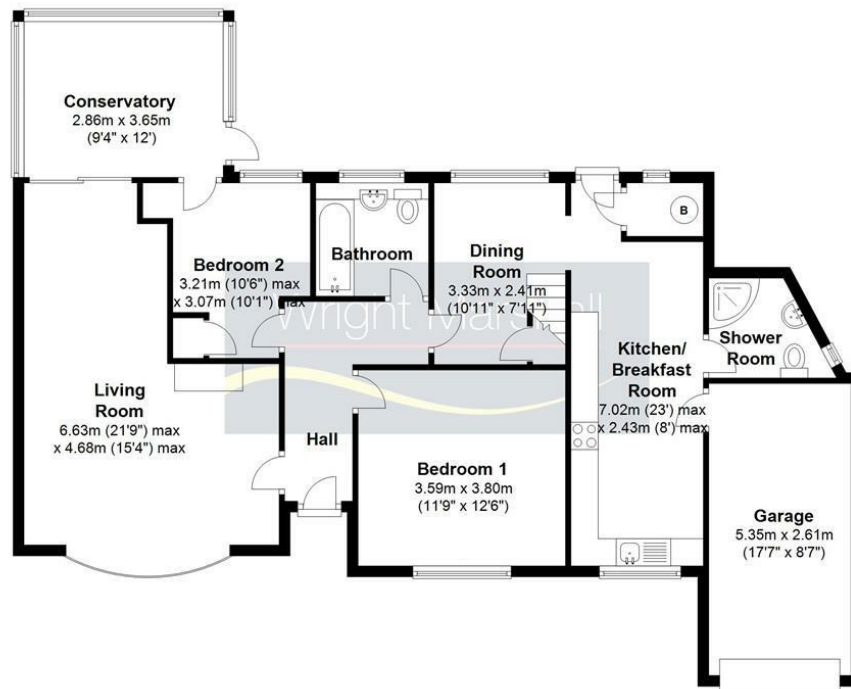
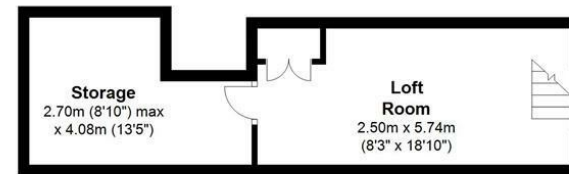





Ground Floor
 Approx. 113.1 sq. metres (1217.4 sq. feet)



First Floor
 Approx. 23.6 sq. metres (254.0 sq. feet)



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

NO CHAIN

Nestled in the charming village of Wrenbury, presenting an excellent opportunity for those seeking a new home without the hassle of a chain. The property boasts a welcoming atmosphere & comfortable living space with well-proportioned rooms that are filled with natural light. The garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. With the attached garage & driveway there is superb provision for off road parking.

DESCRIPTION

Nestled within an incredibly popular village location which was featured in The Times September 2021, being identified as one of the UKs best 50 villages & the only village noted for Cheshire.

An appealing two/three bedroom detached rural village extended and improved bungalow, offering versatile and spacious accommodation with a first Floor Loft Conversion.

Briefly comprising:- Open Porch, Entrance Hall, Spacious & naturally light 'L Shaped' Living Room, Conservatory, Dining Room / Office with paddle stairs rising to the loft rooms, Fitted Breakfast Kitchen with appliances, Boiler Room, Shower Room/WC, Bedroom One with fitted furniture, Bedroom Two, Bathroom. Internal access to Garage.

First Floor; Potential Bedroom Three & additional loft room.

Oil fired central heating, uPVC double glazed windows and doors. Charming mature landscaped lawned gardens with rear patio & well stocked borders featuring

a wealth of specimen shrubs, plants & trees. Deceptively spacious and versatile accommodation which deserves prompt inspection.

NO CHAIN

DIRECTIONS

From the Agent's Nantwich Office proceed past Morrison's supermarket and over the Island, following the road alongside the River Weaver. At the traffic lights turn left into Welsh Row, then 2nd left

into Queens Drive. Follow this road to the top and over the canalbridge and continue for approximately 4 miles passing the Farmer's Arms public house on the left hand side. After passing over the canal

for the 2nd time proceed into the village passing the pretty village primary school & turn left into Pinsley View, just before the village shop/post office. The charming bungalow will be observed on the left hand side.

WRENBURY

The village of Wrenbury is set amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village itself benefits from a wealth of local amenities including a Shop/Post Office, catering for the educational, recreational and shopping needs of the villagers. This includes a new Doctors Surgery & Dispensary, a local Railway Station, great pubs and a Primary School. Alternatively, the towns of Nantwich and Crewe can provide further amenities not available in the village. Wrenbury is conveniently situated in relation to other nearby cities, towns and business centres with Chester, Liverpool and Manchester within commuting distance. The main line railway station is also nearby and the major Crewe Terminal with express line to London Euston (1hr 30min) only 11 miles away.

NANTWICH

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London Euston in only 1hr 30mins. Manchester and Liverpool offer alternative

big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

OPEN PORCH

Quarry tile floor.

ENTRANCE HALL (L SHAPED)

Woodgrain-effect uPVC double glazed door and side panel.

BREAKFAST KITCHEN

23'0 max x 8'0 max (7.01m max x 2.44m max)

Comprehensively equipped with modern medium Oak coloured units to three elevations, providing extensive worktop surfaces, inset stainless steel single drainer sink unit with mixer tap. Numerous base storage and wall cupboards, drawer storage space and display cabinets. Space for appliances, including plumbing for washing machine. Fitted appliances include: 'Diplomat' double electric oven and grill. 'Diplomat' ceramic hob with canopy hood over. NOTE: Under cupboard lighting, ceramic tile floor, low voltage ceiling spot lights, exterior wood-grain effect uPVC double glazed door with cat flap.

BOILER ROOM

'Mistral' freestanding oil fired central heating boiler.

SHOWER ROOM / WC

Corner screen door enclosed fully tiled cubicle with 'Triton' T80Si electric shower, pedestal wash hand basin, close coupled WC, woodgrain-effect uPVC double glazed window, 'Dimplex' electric panel heater, extractor fan, low voltage ceiling spot lights.

L SHAPED LIVING ROOM

21'9 max x 15'4 max (6.63m max x 4.67m max)

Stone fireplace chimney breast and hearth with polished wood shelving and TV plinth, return shelving for Hi Fi etc. Fitted electric fire, woodgrain-effect uPVC double glazed bay fronted window, 2 radiators, TV aerial point,. Woodgrain-effect uPVC double glazed 'tilt and slide' internal double doors to Conservatory.

CONSERVATORY

9'4 x 12'0 (2.84m x 3.66m)

uPVC double glazed elevations with pitched and hipped roof, double opening exterior doors and windows, fitted blinds and central fan/light.

BATHROOM

Modern coloured suite, comprising:- Panelled bath with side shower screen and 'Triton' T80Si electric shower, vanity wash hand basin and enclosed cistern WC. Fully tiled walls, 'Xpelair' fan, radiator, woodgrain-effect uPVC double glazed window.

DINING ROOM / OFFICE

10'11 x 7'11 (3.33m x 2.41m)

Radiator, telephone point, woodgrain-effect uPVC double glazed window. Paddle staircase to First Floor (see later note) with under stairs broom cupboard. Archway to:- Breakfast Kitchen.

BEDROOM ONE

11'9 x 12'6 (3.58m x 3.81m)

Woodgrain-effect uPVC double glazed window, extensive range of fitted bedroom furniture, comprising:- 4 double wardrobes, 1 single wardrobe and kneehole dressing table with twin drawer stacks and stool, bedside shelving and overhead storage cupboards, radiator.

BEDROOM TWO

10'6 max x 10'1 (3.20m max x 3.07m)

Providing secondary access door to Conservatory. Airing cupboard with lagged hot water cylinder and immersion heater, shelving recess, woodgrain-effect uPVC double glazed window and internal door, mains water stop tap.

FIRST FLOOR – ACCESSED VIA THE DINING ROOM:-

Vaulted ceiling with restricted headroom, radiator, built in linen cupboard, door to large loft storage space with part boarded floor and light, woodgrain-effect uPVC double glazed window.

STORAGE ROOM

8'10 x 13'5 (2.69m x 4.09m)

LOFT ROOM

8'3 x 18'10 (2.51m x 5.74m)

EXTERIOR

FRONT: Concrete and paved double entrance driveway, well stocked and tended landscaped gardens, front lawned area, rockery, mature trees. Side access path to paved Patio with external electric socket.

REAR: Oil storage tank, raised lawned area with rockery water feature, external lights, shrubs and trees, 2 external cold water taps, side paved area with timber garden shed.

INTEGRAL GARAGE

17'7 x 8'7 (5.36m x 2.62m)

Internal personal door to Kitchen (extended) 'up and over' door, power and light, pitched roof.

EPC RATING: F

COUNCIL TAX BAND: D

SERVICES

All mains electricity, water & drainage services are either connected or available locally (subject to statutory undertakers costs & conditions). Oil fired central heating. NOTE: No tests have 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.

TENURE

Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich. Office. Tel: 01270 625410 E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.