



3 Pinsley View, Wrenbury, Nantwich, CW5 8HP  
Offers In The Region Of £269,995

**BAKER  
WYNNE &  
WILSON**

## SUMMARY

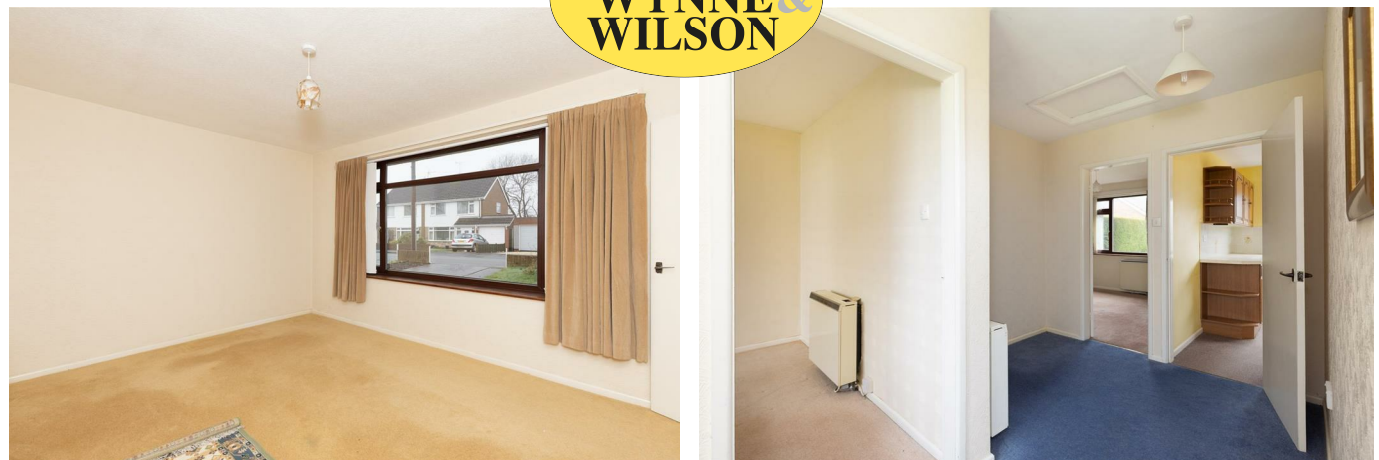
Entrance Hall, Living Room, Kitchen, Dining Room, Two Double Bedrooms, Bathroom, Attached brick built Garage, Generous sized Gardens.

## DESCRIPTION

The bungalow is constructed of traditional brick under a Marley tiled roof occupying a most pleasant position in Pinsley Green just set back from Nantwich Road, Wrenbury. The bungalow enjoys gardens to the front and a particularly generous garden towards the rear which are fully enclosed. Internally, the property has the benefit of uPVC double glazing with the kitchen and bathroom benefiting from some updating, yet there is the further benefit of a tandem style garage located to the side of the property.

## DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Queens Drive, proceed for 4.5 miles into Wrenbury village, go past Wrenbury Primary School on the right hand side and take the second left into Pinsley View and the bungalow is located second on the left.



## LOCATION & AMENITIES

The bungalow is situated in the heart of Wrenbury, 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, primary educational, recreational and shopping needs of the villagers. This includes a doctors surgery and dispensary, a local railway station, a regular local bus service 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 (90 minutes) and Manchester (40 minutes) only 9 miles away.

## ACCOMMODATION

With approximate measurements comprises:

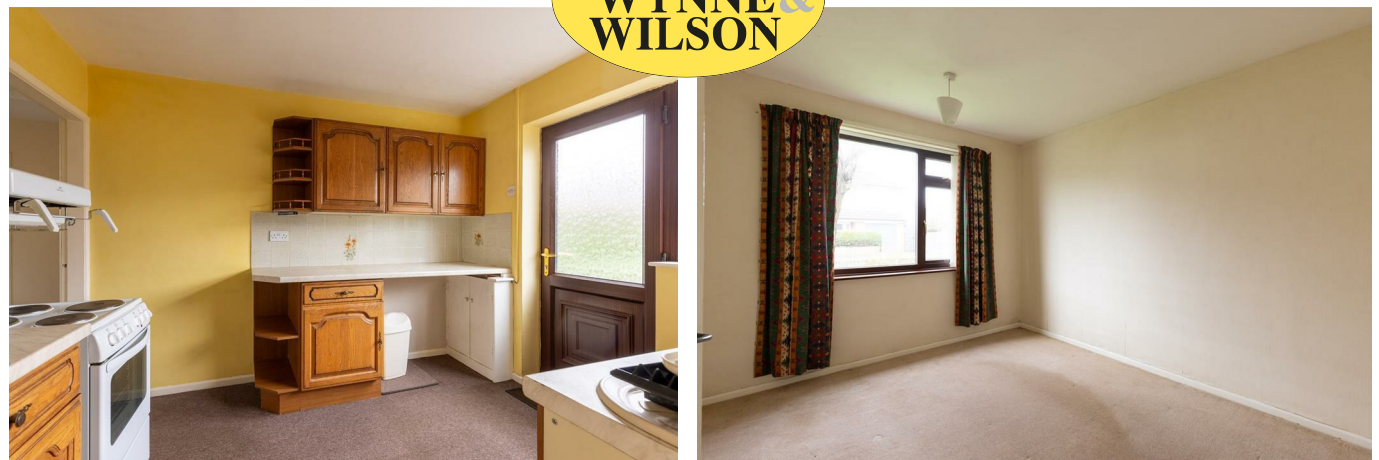
### ENTRANCE HALL

Double glazed front door, electric heater, access to loft.

### LIVING ROOM

14'5" x 12'0"

Stone featured fireplace and hearth, TV point, electric storage heater, double glazed picture window toward the front.



## KITCHEN

10'8" x 9'2"

Oak style fronted units, sink unit, cupboards and drawers, one and half bowl single drainer sink unit, six wall cupboards, electric cooker point, plumbing for washing machine, double glazed window and personal double glazed rear door, built in airing cupboard cylinder.

## DINING ROOM

10'6" x 9'0"

Double glazed window, electric storage heater.

## INNER HALLWAY

## BEDROOM

12'0" x 10'3"

Front double glazed window, electric storage heater.

## BEDROOM

10'11" x 10'4"

Double glazed window, electric storage heater.

## BATHROOM

Panel bath with Triton shower, pedestal wash basin, low level W/C, fully tiled walls, double glazed window, Dimplex heater.

## OUTSIDE

Driveway with parking leading to a brick built GARAGE 24'4" x 8'3" power and light, up and over doors. Lawned area with dwarf wall, side access available leading towards the rear, water tap point. Most pleasant rear

lawned garden, several patio areas, gravelled area, garden store.

## SERVICES

Connected to the property. Mains water, electric.

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

## VIEWING

By appointment with BAKER, WYNNE & WILSON.

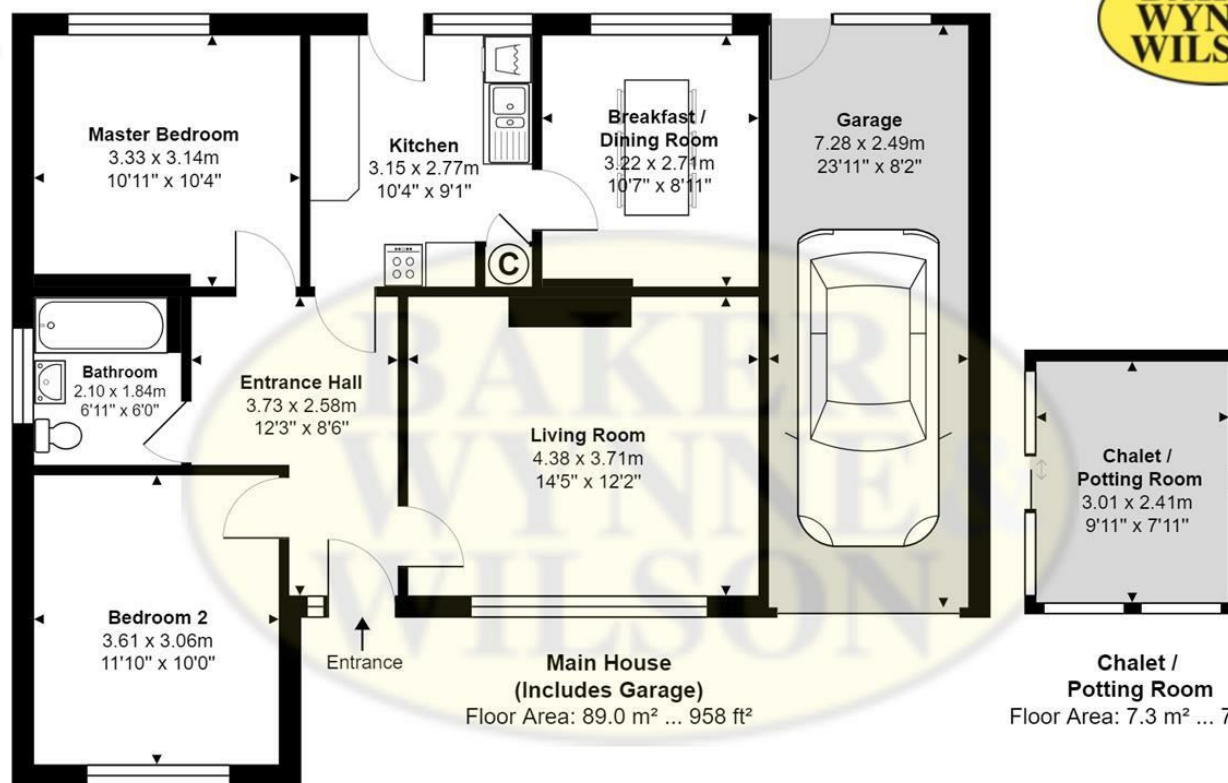
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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### 3 PINSLEY VIEW, WRENBURY, NANTWICH, CHESHIRE, CW5 8HP

Approximate Gross Internal Area: 96.2 m<sup>2</sup> ... 1036 ft<sup>2</sup> (Includes Garage & Chalet / Potting Room)

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 Ltd 2024. Copyright.

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>40</b> |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| 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



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
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Interested? Let's Talk 01270 625214  
or [info@bakerwynneandwilson.com](mailto:info@bakerwynneandwilson.com)

