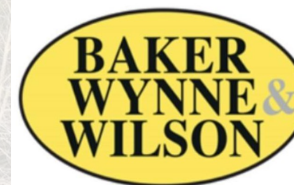




Greenacres, (Option 1) Norbury, Whitchurch, Cheshire, SY13 4HW
Guide Price £625,000



In association with



AN INDIVIDUAL DETACHED
HOUSE, DETACHED DOUBLE
GARAGE AND GARDENS
EXTENDING TO ABOUT 0.27 OF
AN ACRE IN A GLORIOUS RURAL
LOCATION WITH OPEN VIEWS.

SUMMARY

Conservatory, Staircase Hall,
Cloakroom, Kitchen No. 1, Living
Room, Dining Room, Sitting Room,
Entrance Hall, Kitchen No. 2, Two
Staircases, Five Bedrooms, Two
Bathrooms, Oil Central Heating,
uPVC Double Glazed Windows, Two
Car Garage, Gardens. About 0.27 of
an acre.



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WILSON**



DESCRIPTION

Greenacres is constructed of brick under a tiled roof with ample parking for several cars on the driveway. The house, originally built as two semi detached, ideally lends itself to multi generational living with two kitchens and two staircases.

The house has been a great family home for many years. It is also a property that now needs some modernisation. Far from being a detriment, this chance to personalise is one of the joys of the opportunity. Possible permitted development opportunities for extension/garden room/summerhouse.



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LOCATION & AMENITIES

Greenacres occupies a tranquil position surrounded by open countryside within the rural hamlet of Norbury, being some six miles to the North of Whitchurch, 8 miles West of Nantwich and 19 miles to the South of Chester. Norbury is in the unitary authority of Cheshire East, near the border of Shropshire. Wrenbury village is 2.5 miles with a wealth of local amenities including a shop/post office, well respected doctors surgery and dispensary, church, primary school and public house. The larger village of Malpas is 5 miles.

Schooling in the area is well provided for in the state sector, in Nantwich, Whitchurch and Malpas. Private schooling includes Ellesmere College, Moreton Hall, Shrewsbury School and both Kings and Queens in Chester.

On the recreational front there are numerous sports clubs locally including Cholmondeley cricket

club, golf at Hill Valley, Whitchurch, horse racing at Chester, Bangor on Dee and motor racing at Oulton Park. The Swan at Marbury (1.75 miles) and the Cholmondeley Arms are well regarded.

DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane and continue for five miles into Wrenbury village, past the village green and proceed to the Dusty Miller public house, continue over the swing bridge and turn immediately left, proceed for 2.5 miles, bear right into Lower Hall Road (signed Bickley) proceed for half a mile and Greenacres is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

CONSERVATORY

12'0" x 9'7"

Tiled floor, plumbing for washing machine.

RECEPTION HALL

Tiled floor, uPVC entrance door, radiator.



CLOAKROOM

White suite comprising low flush W/C and hand basin, tiled floor, radiator.

KITCHEN

10'3" x 9'7"

One and half bowl single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, AEG integrated oven and Bosch integrated ceramic hob with extractor hood above, Neff integrated dishwasher, radiator.

LIVING ROOM

15'8" x 15'1"

Double glazed bow window and double glazed French windows, four double wall lights, two radiators.

DINING ROOM

15'3" x 9'11"

Understairs store, radiator.

SITTING ROOM

17'9" x 16'1"

Stone effect fire surround, double glazed bow window and two double glazed windows, painted beamed ceiling, two spot light fittings, two radiators.

ENTRANCE HALL

uPVC entrance door, tiled floor, hanging fitting, radiator.

KITCHEN NO. 2

10'5" x 7'8"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units, plumbing for washing machine, radiator.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING**BATHROOM**

10'3" x 6'6"

White suite comprising panel bath with mixer shower, pedestal hand basin, low flush W/C, fully tiled around bath, cylinder and airing cupboard, radiator.



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BEDROOM

11'10" x 7'5"

Radiator.

BEDROOM

15'3" x 9'10"

Double glazed bow window, radiator.

PRINCIPLE STAIRCASE FROM
RECEPTION HALL TO FIRST FLOOR
LANDING

BEDROOM

11'8" x 7'6"

Two double glazed windows, radiator.

BEDROOM

14'0" x 12'5"

Door to bathroom, radiator.

BATHROOM

15'2" x 6'6"

White suite comprising corner bath
with Creda shower over, pedestal
hand basin and low level W/C,
access to loft, cylinder and airing
cupboard, radiator.

BEDROOM

11'8" x 7'4"

Radiator.

OUTSIDE

Attached brick boiler room with

Worcester oil fired central heating
boiler and oil tank store. South West
facing seating area. Two car garage.

NB. Promap for identification
purposes only.

GARDENS

The gardens are extensively lawned
with specimen trees.

SERVICES

Mains water and electricity. Septic
tank drainage.

N.B. Tests have not 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.
The information given should
therefore be verified prior to a legal
commitment to purchase.

TENURE

Freehold.

COUNCIL TAX

TBC

VIEWING

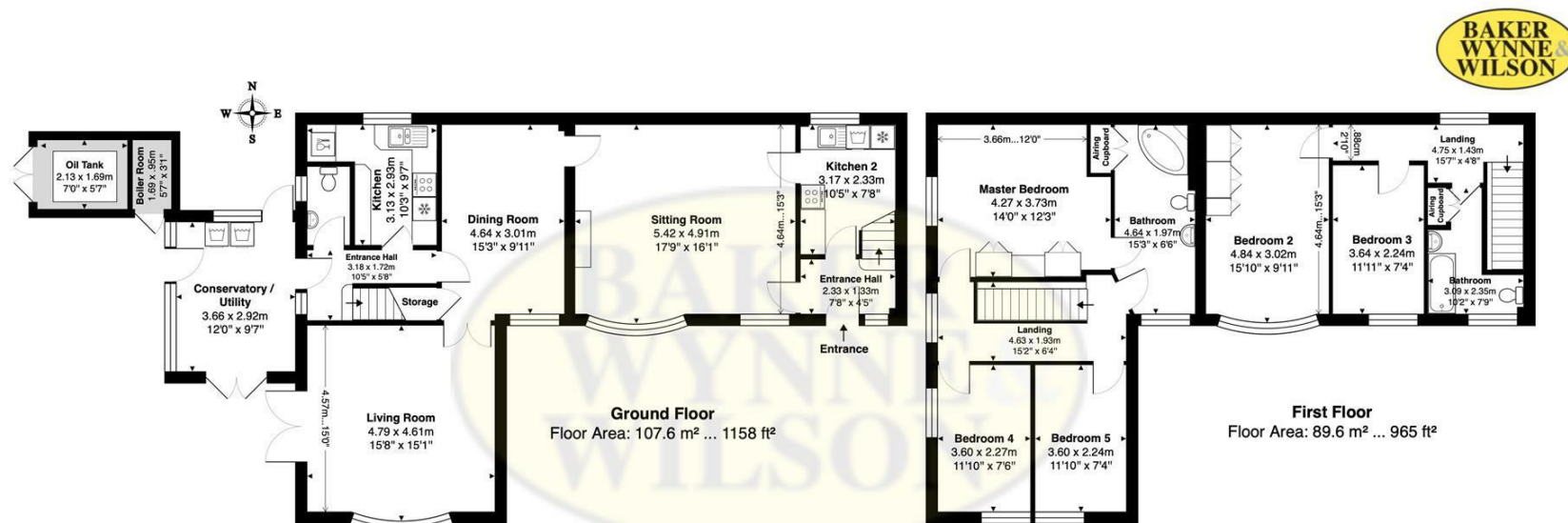
By appointment with Baker Wynne &
Wilson

01270 625214



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GREENACRES, LOWER HALL ROAD, NORBURY, CHESHIRE, SY13 4HW

Main House Approximate Gross Internal Area: 197.2 m² ... 2123 ft²

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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