



16 Oakfield Avenue, Wrenbury, Nantwich, Cheshire, CW5 8ER
Guide Price £285,000

**BAKER
WYNNE &
WILSON**

A WELL BALANCED, THREE BEDROOM, DETACHED HOUSE WITH A SOUTH WEST FACING GARDEN, HOLDING A PRIME POSITION IN THE CUL DE SAC, A SHORT STROLL FROM WRENBURY VILLAGE CENTRE

SUMMARY

Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Three Bedrooms, Shower Room, uPVC Double Glazed Windows, Oil Central Heating, Brick Garage, Workshop, Car Parking Space, Gardens.

DESCRIPTION

The property, built in the 1970's of brick under a tiled roof is approached over a concrete drive. The house itself has been a treasured and much improved home and comes to the market for the first time since 1990. Whether a growing family, professional couple or those seeking a downsize into a village location this house has something really positive to offer.



LOCATION & AMENITIES

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 doctors surgery and dispensary, a local railway station, a regular local bus service, excellent pub/restaurant and a primary school. Alternatively, the towns of Nantwich, Crewe and Whitchurch 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) only 9 miles away. The market towns of Nantwich (5 miles) and Whitchurch (6 miles), Chester (19 miles) and Tarporley (11 miles) are within easy reach.

DIRECTIONS

From Nantwich proceed along Welsh Row, turn left into Marsh Lane, proceed for 4.5 miles into Wrenbury and upon reaching the Primary School on the right, take the next left into Sandfield Avenue, first left into Oakfield Avenue and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

uPVC entrance door, wood laminate floor, cloaks cupboard.



LIVING ROOM

17'10" x 11'9"

Clearview Vision inset wood burning stove, understairs store, wood laminate floor, two double wall lights, radiator.

DINING ROOM

10'1" x 8'7"

Wood laminate floor, sliding double glazed windows to Conservatory, radiator.

CONSERVATORY

9'2" x 8'2"

Brick base, double glazed windows and French windows to rear garden, tiled floor.

KITCHEN

10'1" x 8'9"

Stainless steel single drainer sink unit, cupboards under, floor standing cupboard and drawer units with worktops, wall cupboards, larder cupboard, integrated Newworld double oven and four burner ceramic hob unit with extractor hood above, tiled floor, uPVC door to side.

STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

Cylinder and airing cupboard.

BEDROOM NO. 1

11'6" x 9'6"

Wood laminate floor, radiator.

BEDROOM NO. 2

10'6" x 9'6"

Wood laminate floor, radiator.

BEDROOM NO. 3

8'6" x 8'0"

Wood laminate floor, radiator.

SHOWER ROOM

7'10" x 5'6"

Refitted in 2021, white suite comprising low flush W/C, vanity unit with inset hand basin, shower cubicle with Triton shower, fully tiled walls, bathroom cabinet, non slip flooring, chrome radiator/towel rail.

OUTSIDE

Attached boiler room with oil fired central heating boiler. Detached brick built GARAGE 17'0" x 9'3" up and over door, power and light. Timber constructed WORKSHOP 8'6" x 5'6" with power and light. Log Store.

GARDENS

The front garden is lawned. The rear garden extends to about 35 feet, has been designed for ease of maintenance and enjoys a South Westerly aspect. It is flagged with chopped slate and astro turf areas.

SERVICES

Mains water, electricity and drainage.

TENURE

Freehold.

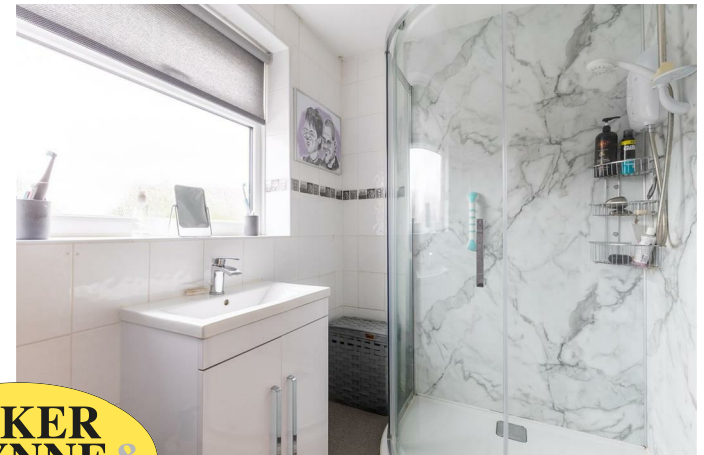
COUNCIL TAX

Band D.

VIEWINGS

By appointment with Baker Wynne & Wilson
01270 625214

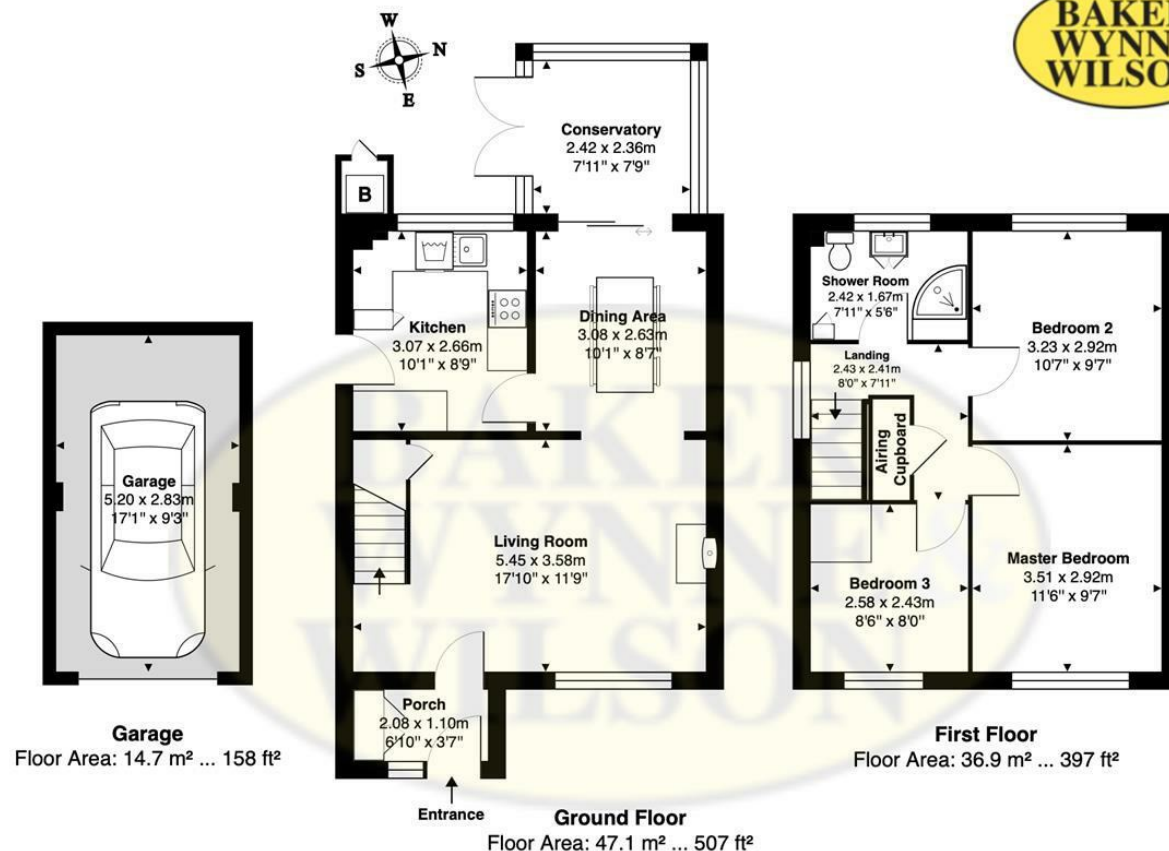




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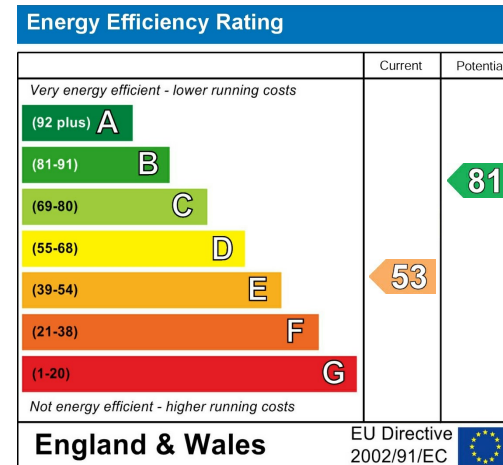
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Approximate Gross Internal Area: 98.6 m² ... 1062 ft² Includes Garage

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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