



28 PINSLEY VIEW | WRENBURY | NANTWICH | CHESHIRE | CW5 8HP | OIRO £325,000



Well positioned in the extremely popular village of Wrenbury within walking distance of the charming quintessential 'green', historic church, shop, public houses and doctors surgery together with primary school and train station.

Superbly appointed having been recently enhanced by the present owners and boasting naturally light and neutrally decorated rooms with a fine open view to the rear.

The deceptively spacious three bedroom detached chalet style home briefly comprises: Entrance Hall, spacious living dining room(16'1" x 14'5" max), fitted Kitchen, Conservatory, Shower Room. First Floor Landing, Bedroom one with built in wardrobes and WC, Bedrooms Two and three with view to the rear.

Driveway to the front with lawned garden. Attached single garage.
Good size lawned south westerly facing garden with patio/entertaining area.

UPVC double glazing throughout.

**AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED TO
FULLY APPRECIATE THE SUPERB RESIDENCE**





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 canal bridge 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 continue into the village, past the School on the right hand side. Continue towards the pretty village green, turn left into Pinsley View where the property will be observed on the right 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 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.

NEARBY NANTWICH TOWN

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;

RECEPTION HALL

UPVC double glazed timber grain effect entrance door with stained glass insert. Recessed ceiling spotlights. Radiator. Highly attractive wood effect flooring. Stairs rising to the first floor with UPVC double glazed window to the side.





LIVING DINING ROOM (16'1" x 14'5" max)

An extremely surprisingly spacious room being elegantly appointed in a sleek contemporary style. Recessed ceiling spotlights. Coving. Large UPVC double glazed window to the front. Radiator. TV point. Part glazed door to the hall.





KITCHEN BREAKFAST ROOM (10'6" x 8'11")

Comprehensively well equipped with a delightful recently refitted kitchen with a range of wall, base and drawer units.

Work surface with inset sink unit and mixer tap.

Recessed ceiling spotlights. UPVC double glazed window to the rear.

Continuation of wood effect flooring. Electric cooker.

Space and plumbing for washing machine. Radiator.

Integrated fridge/freezer. Door to rear vestibule with continuation of the flooring. UPVC double glazed window to the conservatory and door to the shower room.



CONSERVATORY (11'6" x 13'9")

An extremely spacious conservatory with pitched roof. Ceiling light point/fan. Low brick walls. UPVC double glazed windows. UPVC double glazed door and additional UPVC double glazed French doors. Tiled floor. Power points. There are excellent views over the rear garden to the fields beyond.





SHOWER ROOM

Large corner shower with electric shower and grab rail. Fully tiled walls. Light points. Low level WC. Pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.



FIRST FLOOR LANDING

Loft access.

BEDROOM ONE (7'7" x 17'5")

Ceiling light point. Radiator. Two UPVC double glazed windows to the front. Range of fitted wardrobes and cupboard storage. Door to the ensuite WC.



WC

Separate WC. Wash hand basin. Ceiling light point.



BEDROOM TWO (8'2" x 11'6")

Ceiling light point. Radiator. UPVC double glazed window.

EPC RATING: D

COUNCIL TAX BAND: D

BEDROOM THREE (8'2" x 8'10")

Ceiling light point. Radiator. UPVC double glazed window.

SERVICES

All mains water, electricity & drainage services are 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

Presumed 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: nantwicksales1@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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EXTERIOR

Attached Single Garage (17'9" x 10'1") with up and over door.

Personal door to the rear. Light and power.

Lawned gardens extend to the front of the property and driveway leads to the attached single garage. Side access leads to an outstanding south westerly facing garden. Bordered by low fencing there is a good size lawn, extensive Indian stone patio providing plenty of space to relax and entertain and borders. Adjoining open fields to the rear the rural outlook is sublime.





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; nantwicksales1@wrightmarshall.co.uk, so we can discuss your requirements further **

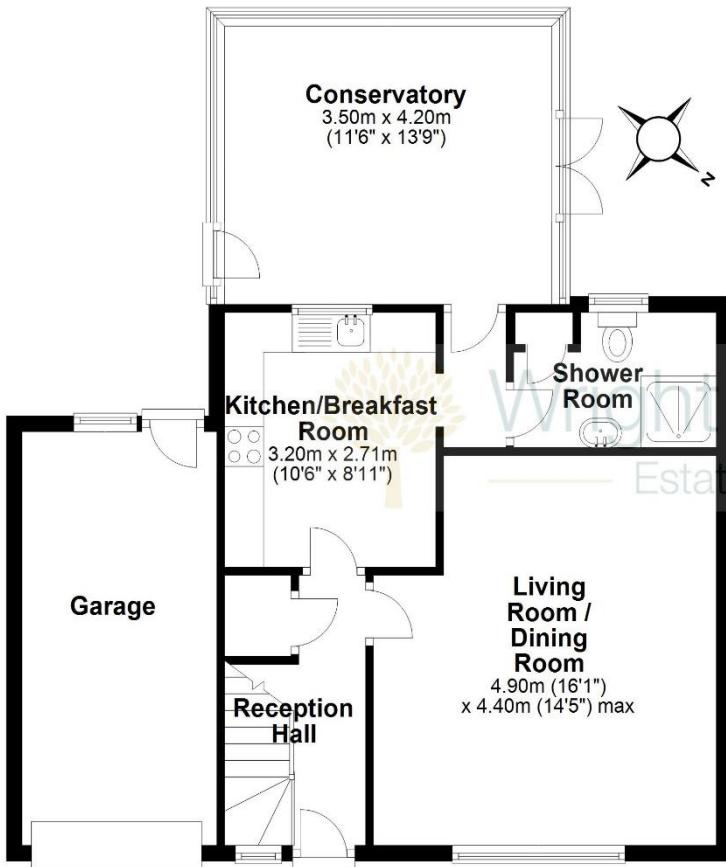
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





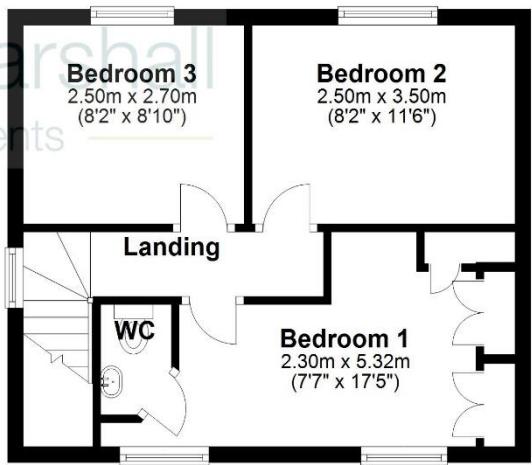
Ground Floor

Main area: approx. 57.4 sq. metres (617.8 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Main area: Approx. 90.8 sq. metres (977.5 sq. feet)

Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)

28 Pinsley

Wright Marshall
Estate Agents

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