



'HOLMBROOK' | WRENBURY ROAD | ASTON | CHESHIRE | CW5 8DQ | OIRO £275,000



‘Holmbrook’, Wrenbury Road, Aston, Cheshire, CW5 8DQ

An enchanting characterful three bedroom semi detached house 1930’s house nestled in a popular semi rural village with detached double garage, driveways to the front & rear, and manageable gardens.

Boasting features including stained glass, wood burning stove & bespoke kitchen diner, the property deserves prompt viewing.

Briefly comprising; Entrance Hall, Living Room, Kitchen Diner, Hallway, Bathroom. First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three.

LPG central heating.

MUST BE VIEWED TO BE APPRECIATED





NEARBY NANTWICH

DIRECTIONS

Proceed out of Nantwich, past Shrewbridge Lake, on the Whitchurch Road (A530) for approx. 3 miles, passing Sound Primary School on your right hand side. On entering the village of Aston, turn right off the main road into Sandy Lane by the Plantation. At the 'T' Junction, turn right onto Wrenbury Road. Proceed towards the delightful country pub 'The Bhurtpore' & the property will be observed on the left hand side.

ASTON VILLAGE

Aston is a delightful rural hamlet, centred around the crossroads on the Whitchurch Road. It has a Cricket Ground & a Public House & is within easy travelling distance of Wrenbury which has its own Doctors Surgery, Railway Station, Post Office, General Store & a Primary School. There is also a state of the art Medical Centre at Wrenbury. Also nearby is the well attended tennis club, bowling club & Cricket club.

There are Primary Schools at Wrenbury, Sound & Audlem, and Nantwich has Secondary & Primary Schools, including the catchment of Brine Lease Ofsted outstanding High School..

Nantwich is an attractive market town in South Cheshire with facilities that serve the needs of the surrounding rural areas as well as the town itself. Nantwich Town Council 01270 619224.

NOTE (1): The 'Good Pub Guide 2015' lists the Bhurtpore Public House in Aston as one of Britain's Top Ten Pubs for beer and also Top Ten Pubs for whiskey. Tel 01270 780917.

NOTE (2): The nearest railway station is in Wrenbury (less than one mile) from the property, positioned on the Crewe-Shrewsbury line.

NEARBY WRENBURY VILLAGE

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 6 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;

ENTRANCE HALL

Attractive part glazed entrance door with canopy porch over. Ceiling light point, stairs rising to the first floor. Door to the Living Room.

LIVING ROOM

A most appealing characterful room with ceiling light point, ceiling coving, original windows with stained glass panes to the front window with pleasant outlook, picture rail, TV & telephone points, radiator, wood effect laminate floor. Attractive exposed chimney piece with wood burning stove. Door to the kitchen diner.



LIVING ROOM





KITCHEN DINER





KITCHEN DINER

The kitchen has been individually designed and has been built to a bespoke design which culminates in a charming country style kitchen featuring bespoke shelving and dresser.

Well equipped with a highly attractive range of soft sage green coloured wall, base & drawer units incorporating solid wood work surfaces with under mounted Belfast style sink unit & mixer tap. Recessed ceiling spotlights, part tiled walls, uPVC double glazed window to the rear with pleasant outlook, wall mounted bespoke shelving, stunning tiled floor, radiator, ceiling light point to dining area with bespoke dresser unit.

Integrated appliances include eye level electric double oven, microwave oven, gas hob with chimney extractor over. Space for tall fridge freezer. Charming dining area with ample space for table & chairs. Door to the hall.





HALLWAY

Ceiling light point, continuation of attractive tile floor, stunning soft green coloured uPVC double glazed stable door providing garden access, step & door to the bathroom. Built in cupboard with LPG central heating boiler.

FAMILY BATH & SHOWER ROOM

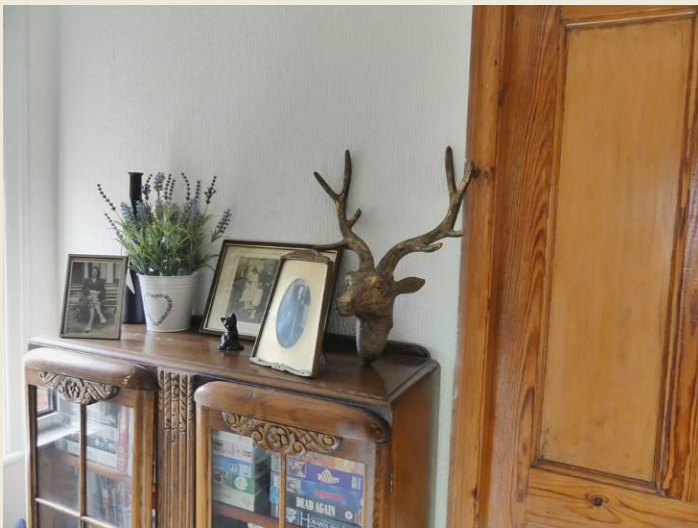
Corner bath with mixer taps & hand held telephone style shower attachment, built in shower cubicle with electric shower (fully tiled where visible), recessed ceiling spot lights, fully tiled walls, two wall light points, pedestal wash hand basin, low level WC, uPVC double glazed window to the side elevation, continuation of attractive tile floor.





FIRST FLOOR LANDING

Ceiling light point, window to the side elevation.



BEDROOM THREE

Ceiling light point, radiator, uPVC double glazed window to the rear with pleasant outlook.

BEDROOM TWO

Ceiling light point, uPVC double glazed window to the rear with charming outlook, exposed wood floor, radiator, pretty decorative fireplace.





BEDROOM ONE

An excellent well proportioned room with attractive outlook to the front of the property. Ceiling light point, attractive timber framed window to the front elevation with pretty aspect, radiator, two separate built in wardrobes, picture rail, particularly attractive decorative fireplace with timber surround & tile inserts.





EXTERIOR

The property stands in a delightful position, nestled within the village of Aston and certainly has a high degree of 'kerb appeal', surprising extensive parking & pretty manageable gardens.

Timber close bordered fencing to the front boundary, the property features a driveway to the front with space for two cars, and a pretty lawned garden with paved pathway, specimen shrubs & plants.

Wrought iron railings to the side with additional pathway & painted timber gate providing rear garden access. The rear garden offers space to relax & entertain with an extensive gravelled seating area, raised ornamental pond & lawned garden. The garden is bordered by a brick wall & low brick wall with trellis to the rear. Double opening gates beneath a rose arch provides access to the parking area.

There is a driveway to the side of the property, which is within the ownership of this property which allows access to the rear garden, paved driveway & detached double garage. The brick paved driveway provides extensive parking for several vehicles & has plenty of space for camper vans/motor homes etc, if required.

The **DETACHED BRICK BUILT DOUBLE GARAGE** is highly surprising & features an electric up & over door, power & light. There is additional storage space to the rear, presently accommodating a log store.

Note; right of access for neighbouring properties via the driveway, which leads to private rear parking & gardens.

EPC RATING: F

COUNCIL TAX BAND: C





SERVICES

All mains water, electricity & drainage are connected (subject to statutory undertakers costs & conditions).

LPG 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: nantwichsales1@wrightmarshall.co.uk Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLAN/S

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 **

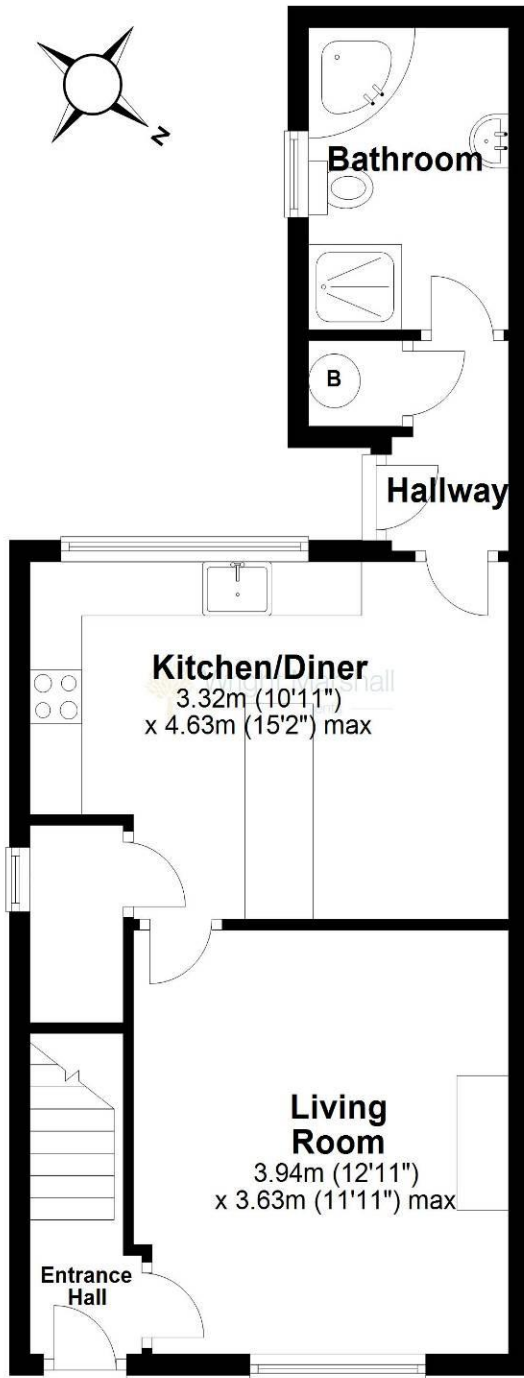
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.





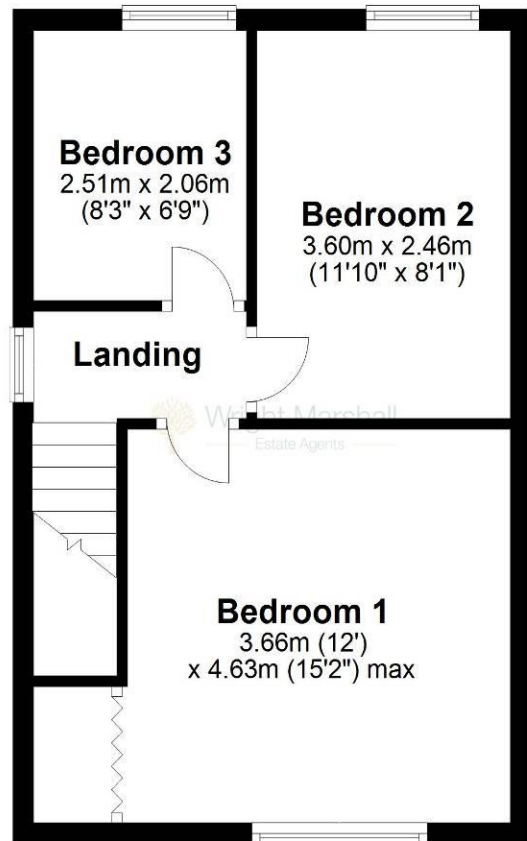
Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Floorplan is for illustrative purposes only
Plan produced using PlanUp.

Wright Marshall
Estate Agents

Tel : 01270 625410

Wright Marshall

56 High Street, Nantwich, Cheshire, CW5 5BB nantwich@wrightmarshall.co.uk

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