



'THE CHALET', CHOLMONDELEY ROAD | WRENBURY | CHESHIRE | CW5 8HG | £339,950



'The Chalet', Cholmondeley Road, Wrenbury, Cheshire, CW5 8FS

Well established, attractive and nestled in an excellent elevated position, close to the pretty quintessential village green.

The rural country village provides great everyday facilities with a canal and swing bridge and glorious countryside beyond. Double fronted, the detached true bungalow has a layout which could be reconfigured if required and may in fact also have the opportunity to extend, subject to necessary consents. Briefly comprising; Entrance Hall, Bedroom One with wardrobes and Ensuite Shower Room, Bedroom Two, Bedroom Three/Dining room, Living Room, Kitchen, Bathroom, Utility Room, Conservatory. Extensive gated driveway with ample parking for several vehicles. Generous front lawned garden and private rear lawned garden with patios, gazebo & shed. UPVC double glazing and oil fired central heating.

VIEWING HIGHLY RECOMMENDED





WRENBURY VILLAGE

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 and the property will be observed on the left hand side.

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 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;

ENTRANCE HALL

UPVC double glazed entrance hall. Ceiling light point. Loft access.

LIVING ROOM (14'9 x 11'3)

Wonderfully comfortable with a super large UPVC double glazed bay window to the side elevation. Ceiling light point. Radiator. Highly attractive electric fire with marble surround and hearth. TV point.



KITCHEN (8'11 x 11'2)

Of a pleasant size, the kitchen is well equipped with a range of wall, base and drawer units and work surface with inset stainless steel single drainer sink unit with mixer tap. Ceiling light point. Part tiled walls. UPVC double glazed window to the rear. Chimney style stainless steel extractor canopy over. Electric hob and double electric oven/grill beneath. Door to the bathroom and utility room.





CONSERVATORY (17'4 x 13'7)

UPVC double glazed windows with stained glass details upon low walls. Double glazed double opening doors to the rear garden. Single door to the side. Wall mounted heater. Radiator. The room offers a particularly lovely view of the garden.

UTILITY ROOM (11'1 x 9'3)

Ceiling light point. Two UPVC double glazed windows. Floor standing oil fired boiler. Space for fridge and freezer. Radiator. UPVC double glazed door to the conservatory.





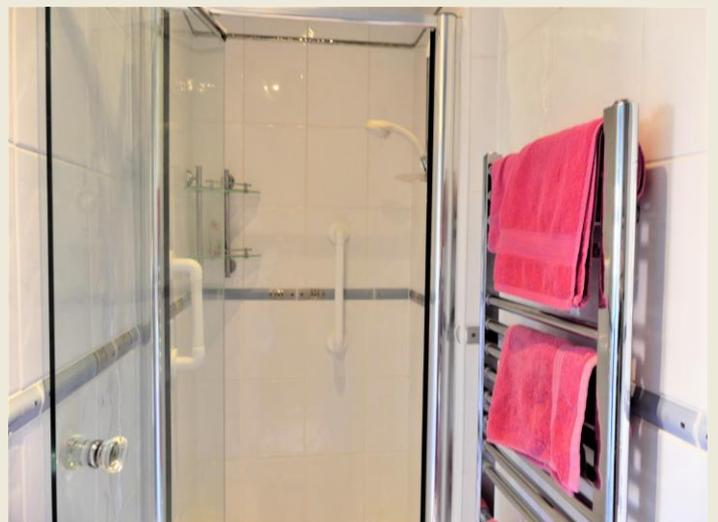
MASTER BEDROOM ONE (11'1 x 10'11)

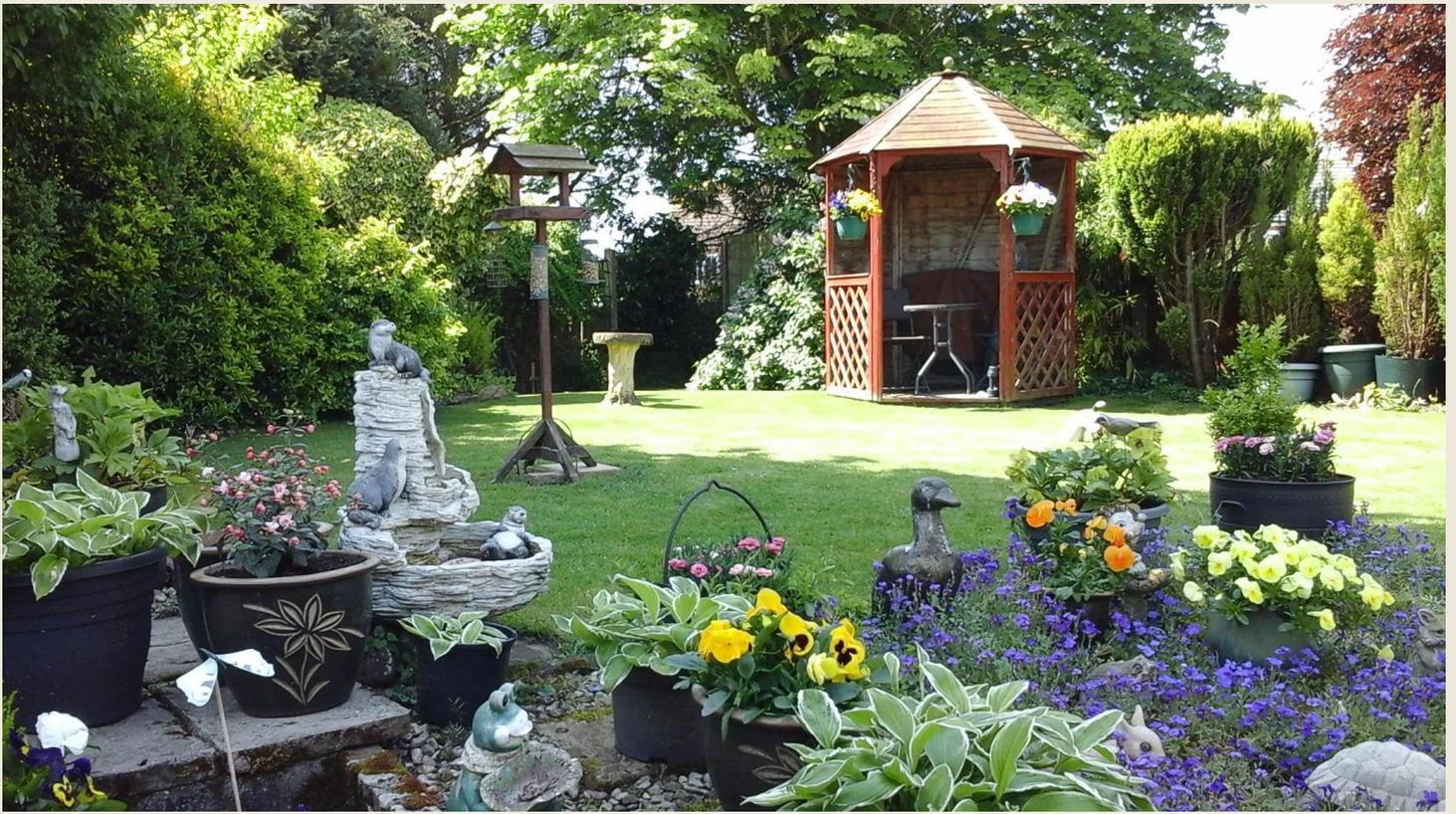
An attractive room with the most wonderful view across towards the beautiful historic church. Ceiling light point. Radiator. UPVC double glazed window to the front elevation. Range of fitted wardrobes. Door to the ensuite.



ENSUITE SHOWER ROOM

Modern and well appointed with a walk in shower being fitted with grab rails and fully tiled where visible. Recessed ceiling spotlights. Chrome ladder radiator/towel rail. Fully tiled walls and floor. Concealed cistern WC with shelf above. Wash hand basin with mixer tap upon vanity unit and with a fitted mirror over.





BEDROOM TWO (11'1 x 10'11)

Well proportioned with a superb outlook to the front elevation. Ceiling light point. Radiator. UPVC double glazed window to the front.



BATHROOM (5'3 overall x 11'2 overall)

Panelled bath with mixer taps and shower attachment. Ceiling light point. UPVC double glazed window. Wash hand basin upon base level cupboard storage unit. Part tiled walls. Low level WC. Ceiling light point. UPVC double glazed window. Radiator. Continuation of flooring.

BEDROOM THREE / DINING ROOM

Ceiling light point. Radiator. UPVC double glazed window to the side.



EXTERIOR

Wonderfully positioned, slightly elevated from the leafy road. Two wrought iron gates open to the incredibly generous tarmac driveway. Lawned garden to the front and paved pathway. Established planting and side access to the rear garden. The rear garden is absolutely lovely and has the benefit of not being directly overlooked. An ample paved patio provides an ideal place for seating and entertaining with steps to higher seating area. Spacious lawn with various mature shrubs. Plants, shrubs and trees provide interest in the garden.



DETACHED SINGLE GARAGE

Up and over door.

EPC RATING: E

COUNCIL TAX BAND: D

SERVICES

All mains water, electricity & drainage are connected (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

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.

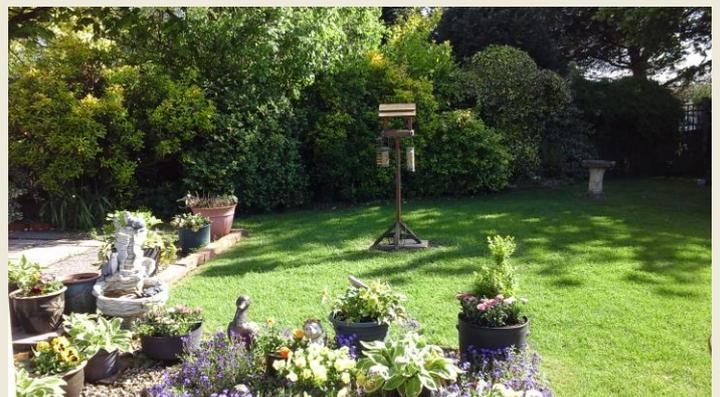


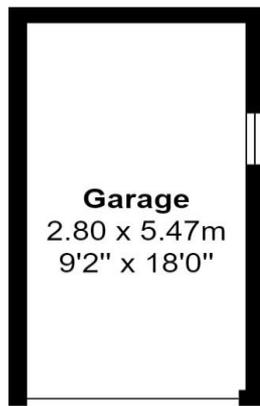
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We can help you fund your new purchase with mortgage advice!

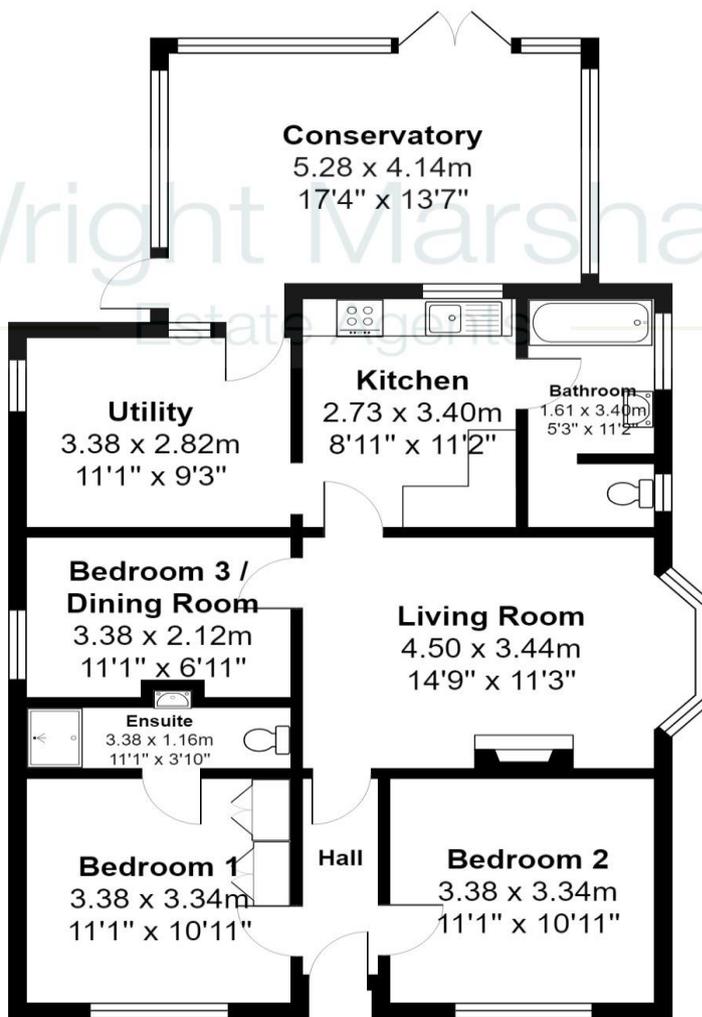
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **

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Wright Marshall
Estate Agents



Total Area: 103.1 m² ... 1110 ft² (excluding garage)

All measurements are approximate and for display purposes only

The Chalet, Cholmondeley Road, Wrenbury, CW5 8HG

Wright Marshall
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