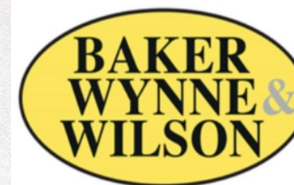




Ridgeway, New Road, Wrenbury, Nantwich, Cheshire, CW5 8HF
Guide Price £450,000



In association with



AN IMPRESSIVE DETACHED
BUNGALOW OFFERING GREAT
POTENTIAL WITH LARGE
GARDENS, IN THE HEART OF
THE VILLAGE

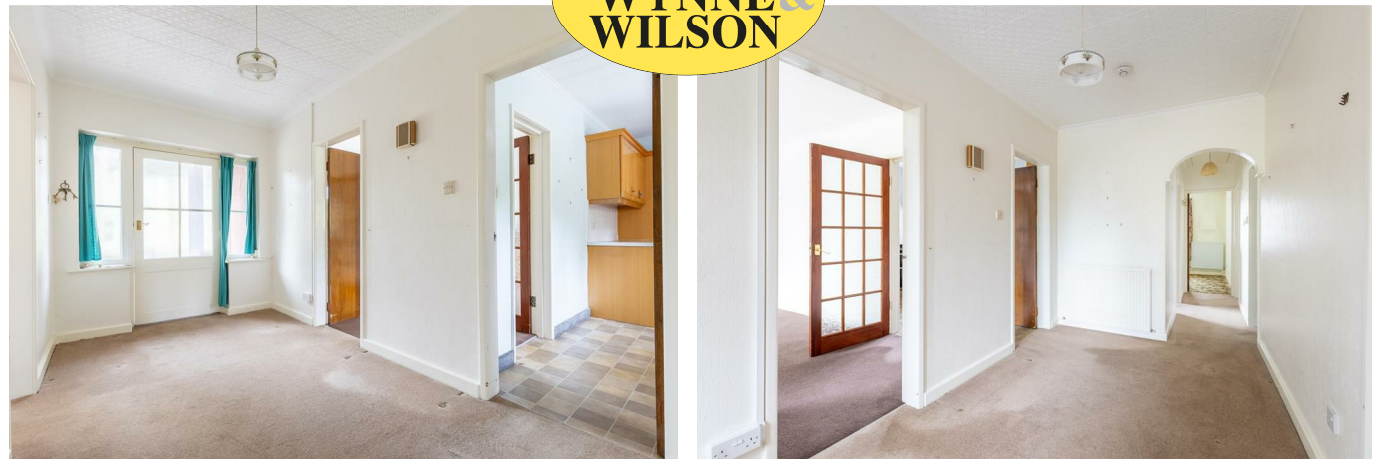
SUMMARY

Entrance Porch, Reception Hall,
Living Room, Dining Room,
Kitchen, Rear Hall, W/C, Utility
Room, Inner Hallway, Three
Bedrooms, Bathroom, Brick
Garage, Car Parking Space,
Gardens. About .35 of an acre.



DESCRIPTION

Ridgeway was probably built in the 1950's, of brick under a tiled roof and stands well back from the road, approached over a tarmacadam drive. With no chain, set in a well nurtured plot of .35 of an acre, a one off detached bungalow ideally positioned in the heart of the village. Many interested parties may enjoy the process of modernising the property room by room and putting their own ideas into the present layout. Others with a more radical approach may wish, subject to planning permission to extend and incorporate the large roof space. This property comes to the market for the first time in 40 years and is a home with fantastic long-term potential.



LOCATION & AMENITIES

Ridgeway is perfectly located on a tranquil lane, in the heart of the village, amidst what is generally regarded as some of the finest countryside in South Cheshire, near to the Shropshire Union Canal. The village 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 4.8 miles into the centre of Wrenbury, turn left, just after the Church onto New Road and the property is located on the left hand side.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE PORCH

Quarry tiled floor, uPVC entrance door.



RECEPTION HALL

13'2" x 7'10"

Radiator.

LIVING ROOM

15'4" x 13'4"

Working fireplace with cast and tiled inset, tiled hearth and timber surround, wood block floor, double glazed window, two single wall lights, ceiling cornices, radiator.

DINING ROOM

11'3" into bay x 11'9"

Tiled fireplace, wood block floor, double glazed bay window, radiator.

KITCHEN

15'3" x 7'8"

Stainless steel one and half bowl single drainer sink unit, cupboards under, floor standing cupboard and

drawer units with worktops, wall cupboards, tall floor standing cupboard, pantry cupboard, radiator.

REAR HALL

9'8" x 3'5"

uPVC door to rear.

W/C

Low flush W/C.

UTILITY ROOM

8'7" x 8'3"

Plumbing for washing machine.

INNER HALLWAY

Foldaway ladder provides access to a large (about 1,000 square feet) loft space with two double glazed windows.



**BAKER
WYNNE &
WILSON**

BEDROOM NO. 1

14'2" x 10'9"

Built in double wardrobe, two double glazed windows, radiator.

BEDROOM NO. 2

11'10" x 10'2"

Built in double wardrobe, radiator.

BEDROOM NO. 3

10'1" x 9'4"

Two fitted single wardrobes, cupboards and two bedside cabinets, radiator.

BATHROOM

8'0" x 5'10"

White suite comprising panel bath with Triton shower over, pedestal hand basin and low flush W/C, half tiled walls, airing cupboard with radiator, wood block floor.

OUTSIDE

Worcester oil fired central heating boiler (2020), outside tap. Exterior lighting. Oil tank. Brick GARAGE (17'5" x 9'8") up and over door, personal door, power and light.

GARDENS

The exceptional gardens are extensively lawned with herbaceous borders, shrubs, specimen trees, fruit trees and mature trees. The whole provides a wonderful setting for Ridgeway.

SERVICES

Mains water, electricity and drainage.

TENURE

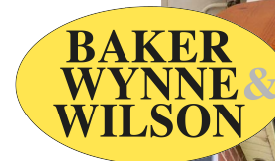
Freehold.

COUNCIL TAX

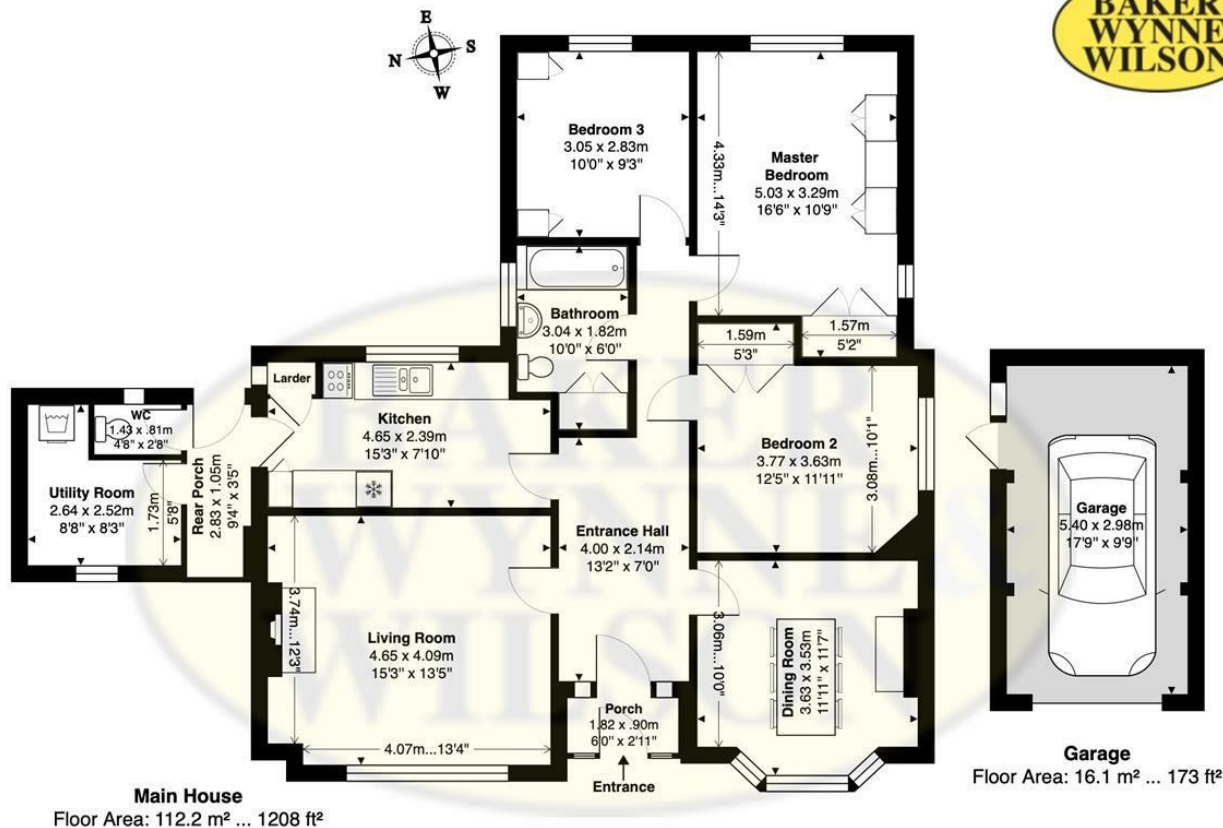
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VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.
Telephone: 01270 625214







RIDGEWAY, NEW ROAD, WRENBURY, NANTWICH, CHESHIRE, CW5 8HF

Approximate Gross Internal Area: 128.3 m² ... 1381 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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