



1 Cheriton Way

CW2 6QQ

Asking Price £400,000



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STEPHENSON BROWNE

A substantially proportioned detached family residence, nestled into the popular heart of Wistaston and tucked away in a quiet cul-de-sac. Occupying a generous plot that hosts ample driveway parking and a generous enclosed rear garden.

Opening via a spacious, inviting entrance hallway, with doors to all of the principal rooms and stairs rising to the first floor. Front aspect downstairs WC. L-Shaped living room diner, dual aspect to include a bay window at the front aspect and sliding doors opening to the rear garden. Modern fitted kitchen, complete with a comprehensive range of wall and base units with work surfaces over and rangemaster cooker. Open plan with the dining area where French Doors open to the garden, and double folding doors access the entrance hallway. The downstairs of the home includes under-floor heating.

To the upstairs, the versatile accommodation is set up to host five spacious bedrooms, with the principal suite hosting a large entrance bathroom. Bedroom five is currently being used as a dressing room with electric blinds fitted to this room and the principal bedroom. Two further double bedrooms, and a single room ideal for use as a study. Three piece modern fitted family bathroom suite.

To the outside, the home is fronted by a wide tarmac driveway providing off road parking for multiple vehicles, further to an integrated double garage with internal access. Fully enclosed, gated rear garden, laid mostly to lawn with a patio area.

Perfect family home.

Entrance Hallway
9'10" x 8'9" (3.01 x 2.67)





Living Room

20'6" x 16'10" (6.25 x 5.14)

Downstairs WC

6'6" x 3'6" (2.00 x 1.09)

Dining Area

13'4" x 9'10" (4.07 x 3.02)

Kitchen

14'10" x 6'11" (4.54 x 2.11)

Double Garage

15'11" x 14'7" (4.87 x 4.46)

Landing

22'4" x 4'11" (6.83 x 1.52)

Bedroom One

14'6" x 9'11" (4.44 x 3.04)

Bedroom En-Suite

9'4" x 6'7" (2.87 x 2.02)

Bedroom Five/Dressing Room

10'5" x 10'4" (3.19 x 3.17)

Bedroom Two

12'2" x 10'5" (3.73 x 3.18)

Bedroom Three

9'11" x 9'1" (3.04 x 2.78)

Bedroom Four

9'6" x 6'9" (2.91 x 2.07)

Bathroom

6'9" x 5'5" (2.06 x 1.67)

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Council Tax

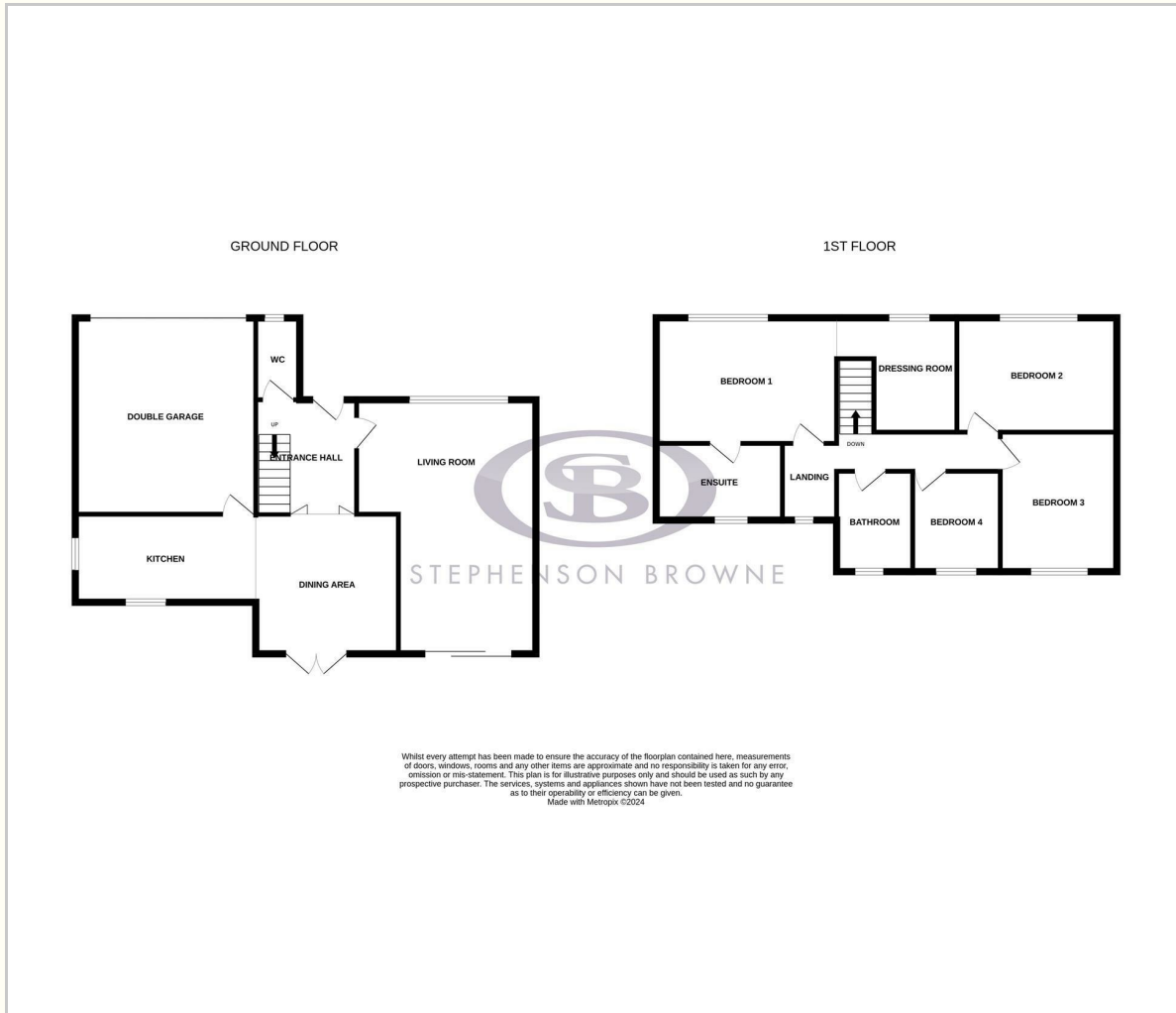
Band E

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.



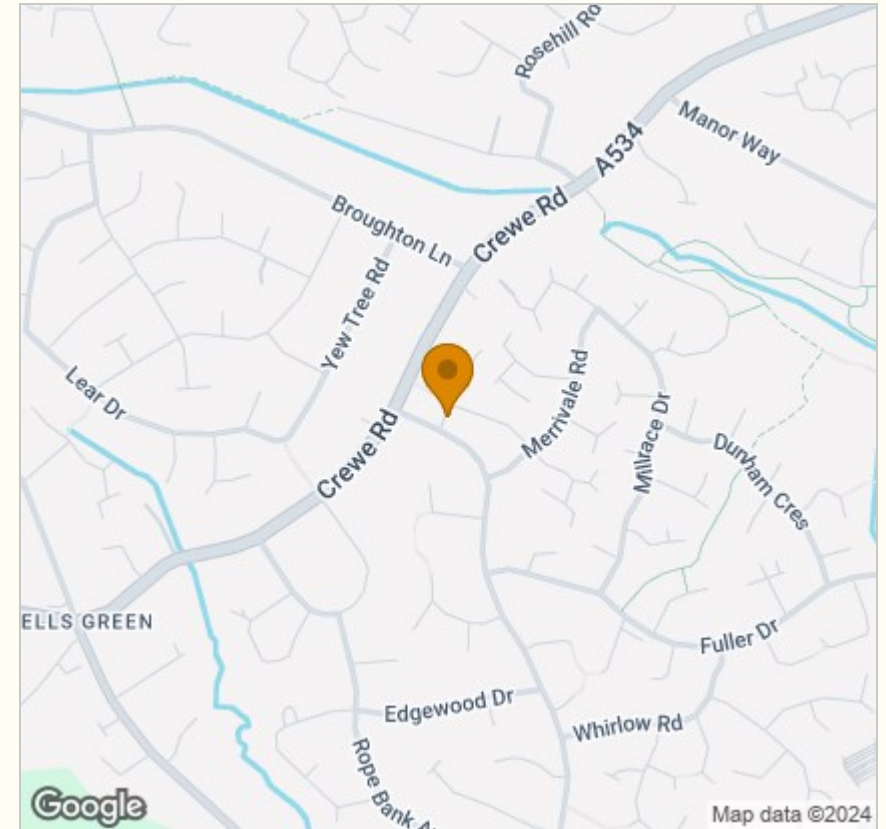
Floor Plan



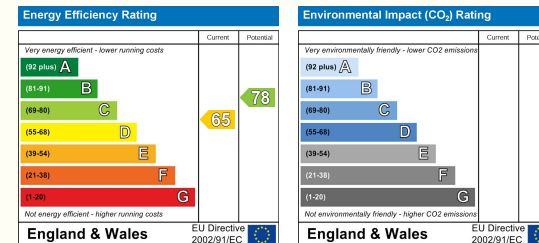
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensombrowne.co.uk | www.stephensombrowne.co.uk