



26. BROUGHTON LANE, WISTASTON, CREWE, CW2  
8JP

OFFERS OVER £340,000



Stephenson Browne are proud to present this beautiful three bedroom semi detached period property in Broughton Lane, Wistaston, WITH NO ONWARD CHAIN! A true gem waiting to be discovered! The house has been lovingly extended to create a magnificent kitchen dining room, complete with bifold doors that open onto the extensive rear gardens, perfect for enjoying on those warmer days.

Step inside, and you'll be greeted by an interior that exudes charm and character. The oak staircase and engineered oak flooring add a touch of elegance, while the underfloor heating in the bathrooms ensures comfort all year round. The lounge boasts a stunning bay window, and there's even a separate snug with a cosy log burner - ideal for those chilly evenings.

The current owners have spared no expense in improving and upgrading this property, with a useful utility room and shower room adding to the convenience of daily living. Outside, the stunning and private rear garden beckons, complete with a summer house and outbuildings that are not only picturesque but also practical, all equipped with light and power.

Parking is a breeze with a private driveway, making coming home a stress free experience. This property truly offers the best of both worlds - a peaceful retreat in the heart of Wistaston, yet close to all the amenities you could need.

Stephenson Browne highly recommend a viewing of this property at your earliest convenience. Don't miss out on the opportunity to make this charming property your wonderful new home!





**Entrance Hall**

15'9" x 5'4"

**Lounge**

12'6" x 11'6" (excluding bay)

**Snug**

12'4" x 11'6"

**Kitchen/Dining Room**

24'5" x 10'4" (max)

**Utility Room**

6'8" x 4'3"

**Shower Room**

8'5" x 5'5"

**Stairs to First Floor**

**Bedroom One**

12'7" x 11'6"

**Bedroom Two**

12'7" x 11'8" x 10'5"

**Bedroom Three**

7'8" x 7'8"

**Bathroom**

**Externally**

The property is nicely set back from the road and has ample off road parking and a neat front garden adjacent. To the rear, the garden is extensive and offers a high degree of privacy. Mainly laid to lawn but also having multiple places of interest to sit out and relax during the warmer months. The garden meanders to a natural stream and is bordered by magnificent trees as well as natural hedging. An enchanting space.

**Council Tax**

Band C.

**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.

**Need to Sell?**

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





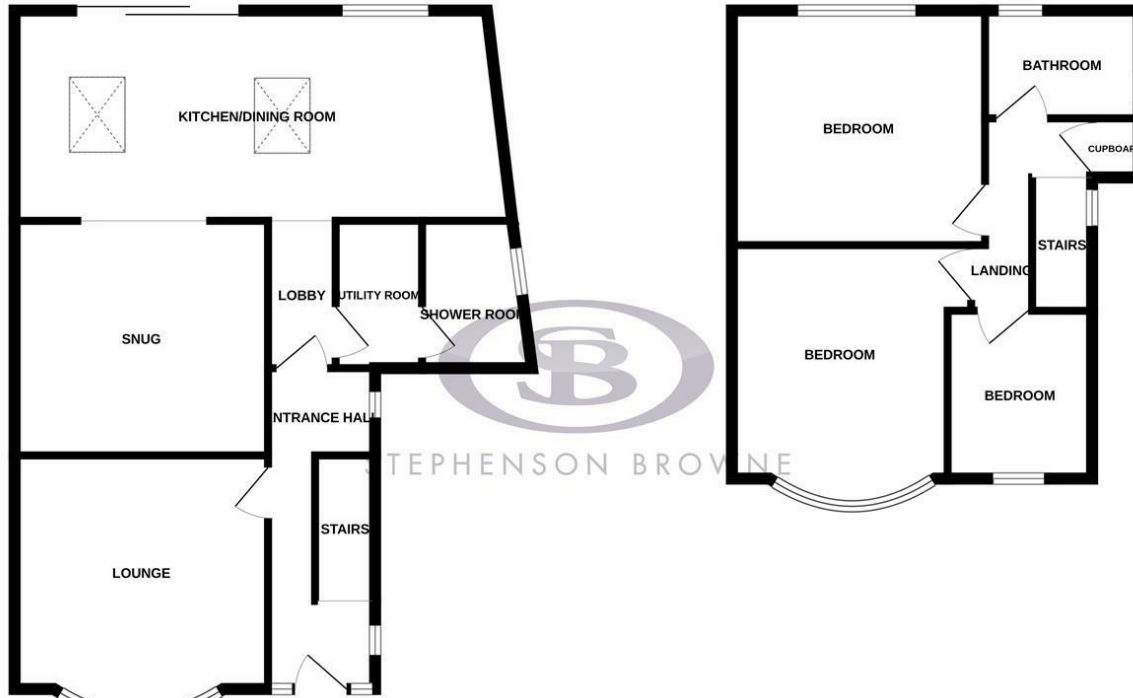




## Floor Plan

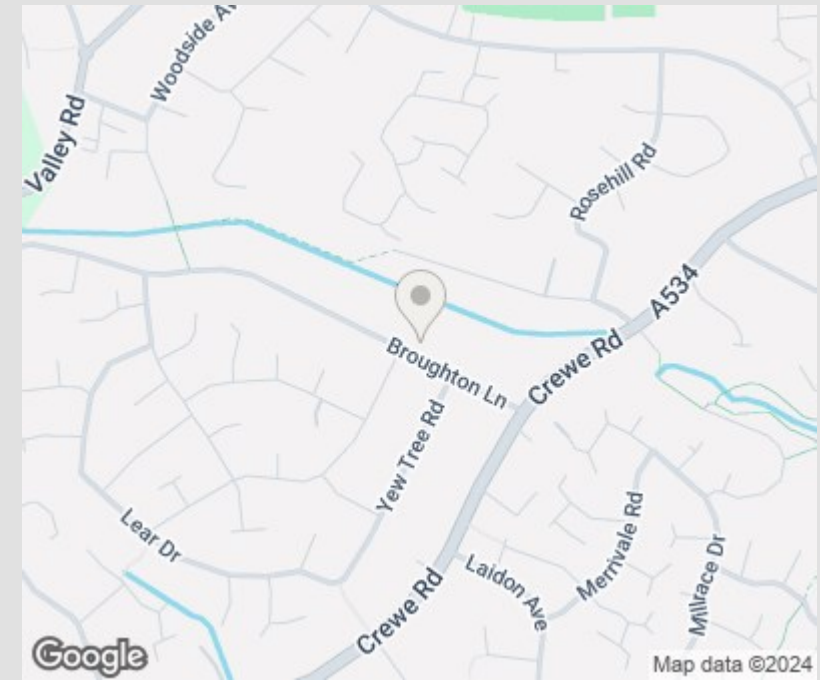
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	67	
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

234 Nantwich Road, Crewe, Cheshire, CW2 6BP  
T: 01270 252545  
E: congleton@stephensonbrowne.co.uk  
W: www.stephensonbrowne.co.uk