



35 BERKELEY CRESCENT, WISTASTON, CREWE, CHESHIRE,
CW2 6QB

£340,000



STEPHENSON BROWNE

Stephenson Browne are thrilled to take instructions to market this fabulous three bedroom semi detached home on Berkeley Crescent! Nestled in the heart of Wistaston with a SOUTH FACING garden, this is not to be missed.

On the approach to the property, you'll be welcomed by a large front garden space and paved driveway, boasting off road parking for several vehicles. Upon entering, you will find a hallway exuding natural light, with a W.C off. The kitchen has a modern finish and is sure to please offering an in built oven and electric hob, in addition to a dishwasher. Furthermore, outside there is a separate utility space with plumbing and electricity.

The open plan living arrangements really are the centre piece of this wonderful property, the living room has a beautiful walk in bay window allowing natural light to flow through into the room. There is space for a dining table & chairs which then leads into the conservatory, which is a sun trap!

To the first floor, you will find two well proportioned double bedrooms, both of which offer built in storage space. The third room is of a good size and faces the rear of the property. There is a sleek shower room, in addition to a separate W.C.

One of the key features of this home is its south facing garden, with a paved area and lawn, there is ample space to enjoy the outdoor oasis this property has to offer. Externally, you will also find a detached single garage with electricity and light.

Call us today to secure your viewing!



Entrance Hall

Downstairs W.C

Kitchen

11'9" x 11'1"

Living Room

12'9" x 12'9"

Dining Room

9'2" x 9'2"

Conservatory

7'6" x 7'10"

Utility Room

5'2" x 3'3"

Stairs to First Floor

Landing

Master Bedroom

12'9" x 12'5"

Bedroom Two

12'9" x 11'5"

Bedroom Three

8'2" x 8'2"

Shower Room

8'2" x 4'3"

Upstairs W.C

5'6" x 2'7"



Externally

Beautiful south facing garden with paved area and lawn. Detached single garage with electricity and light. Large front garden space with paved driveway able to facilitate multiple vehicles.

Council Tax

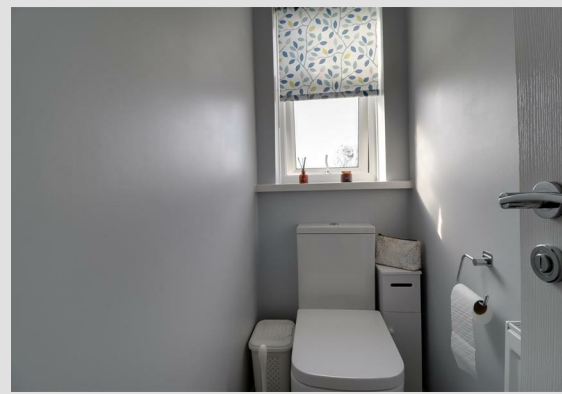
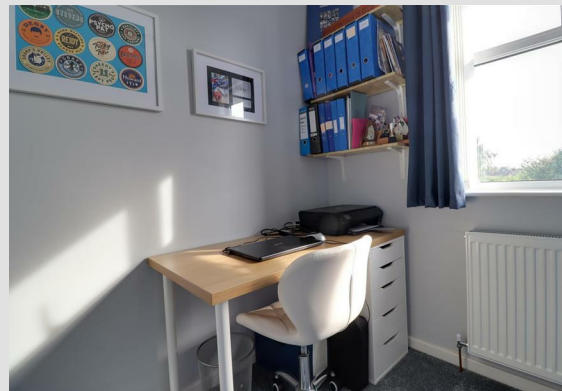
Band D.

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?

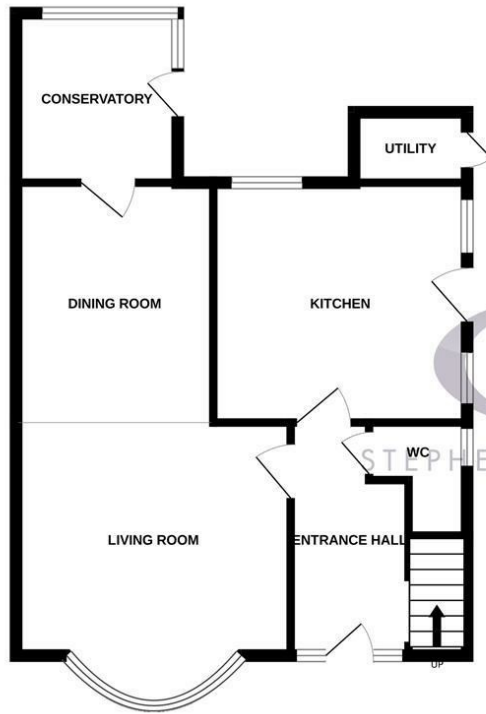
For a FREE valuation please call or e-mail and we will be happy to assist.





Floor Plan

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



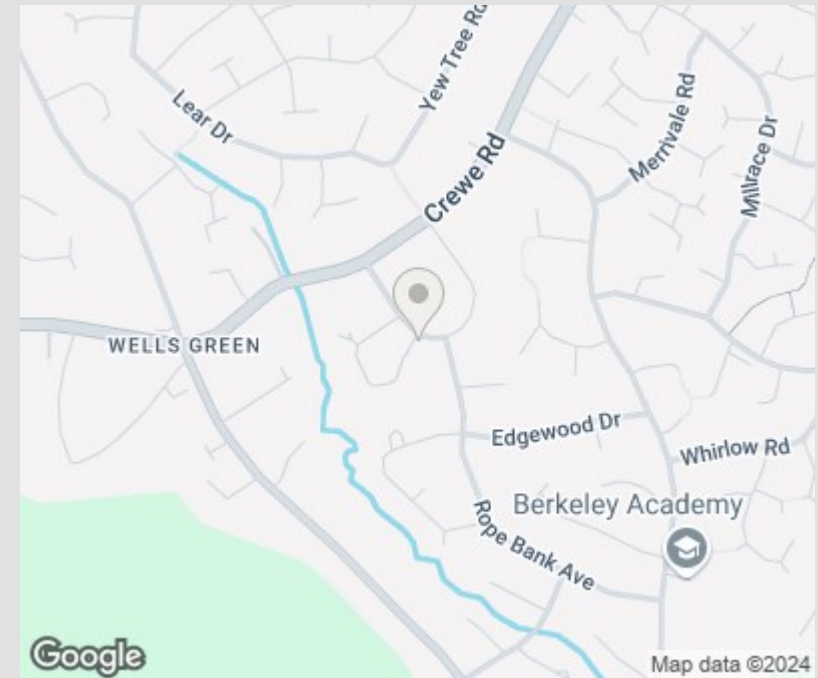
1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 sq.m.) approx.

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.
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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 note 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

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