



218 Wistaston Road

CW2 7RJ

Asking Price £350,000



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STEPHENSON BROWNE

Wait until you see the garden! Stephenson Browne are proud to present this magnificent **FOUR STOREY** end terrace Victorian home, rich in historic features and character. With an impressive layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The formal lounge is particularly striking, featuring original cornice work and an elegant Adams fireplace with a cast iron inset, creating a warm and welcoming atmosphere.

The heart of the home is undoubtedly the stunning kitchen/dining/family room, which overlooks the extensive and immaculately landscaped rear garden. This outdoor space is a true sanctuary, offering a private oasis that is perfect for unwinding or hosting gatherings with family and friends.

The property comprises four well proportioned bedrooms, providing ample space for a growing family or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all. Additionally, the basement offers a spacious utility area and storage, catering to all your practical needs.

Parking is a significant advantage, with space available for up to seven vehicles, making this property ideal for families or those who enjoy entertaining.

In summary, this exquisite period property presents a unique opportunity to own a home that beautifully combines historic charm with modern living. With its stunning gardens and spacious interiors, it is sure to impress anyone seeking a tranquil yet stylish residence.



Entrance Hall

18'0" x 14'7"

Lounge

14'7" x 11'6"

Kitchen/Diner

15'9" x 13'0"

Stairs to Lower Ground Floor

Utility/Cellar

15'9" x 12'2"

Store

11'8" x 11'4"

Stairs to First Floor

Bedroom One

15'11" x 12'2"

Bedroom Two

13'1" x 10'7"

Bathroom

Stairs to Second Floor

Bedroom Three

15'8" x 12'3"

Bedroom Four

13'0" x 8'7"

Shower Room

Externally

Council Tax

Band A.

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.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

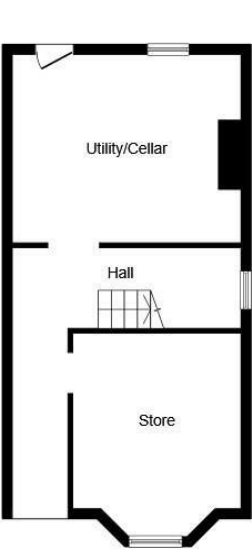
For a FREE valuation, please call or email and we will be delighted to assist.



- Magnificent Period Property Boasting A Wealth Of Historic Features
- Fantastic accommodation Over Four Floors
- Absolutely Outstanding Rear Garden In Excess Of 150 Feet
- Stunning Kitchen/Diner/Family Room
- Bespoke Electric Gates To Private Driveway For Multiple Vehicles
- Formal Lounge With Exquisite Period Details
- Basement With Spacious Utility Room
- Double Garage
- Two Bathrooms
- Viewing Is Highly Recommended!

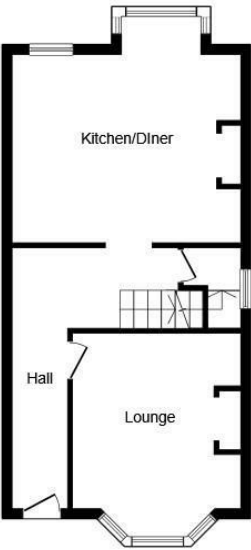


Floor Plan



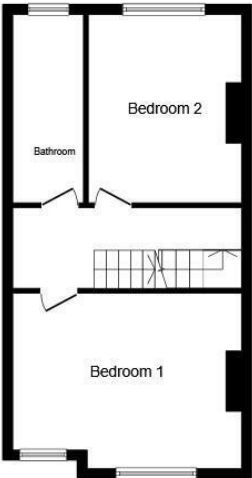
Lower Ground Floor

Floor area 47.2 m² (508 sq.ft.) approx



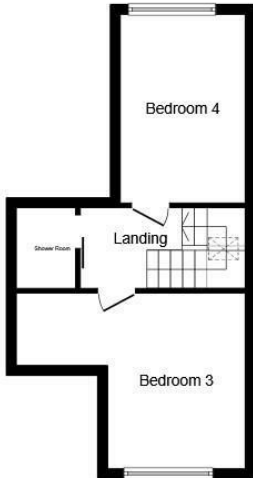
Ground Floor

Floor area 48.5 m² (522 sq.ft.) approx



First Floor

Floor area 45.5 m² (490 sq.ft.) approx



Second Floor

Floor area 33.0 m² (356 sq.ft.) approx

Total floor area 174.3 m² (1,876 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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