



14 Glendale Close, Wistaston, Crewe, CW2 8QE

£325,000

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WYNNE &  
WILSON**

A FOUR BEDROOM DETACHED PROPERTY SET IN AN ATTRACTIVE TRANQUIL CUL DE SAC LOCALITY ON THE CONFINES OF WISTASTON WITH A PLEASANT SOUTH WESTERLY FACING REAR GARDEN.

## SUMMARY

Entrance Hall, Cloakroom, Lounge, Breakfast Kitchen, Garden/Dining Room, Utility Room. First Floor; Master Bedroom with 3-piece Ensuite, Three Further Bedrooms, Family Bathroom. Outside, Integral Garage, Indian Stone Patio.

## DESCRIPTION

Situated in a tranquil neighbourhood, the property offers a perfect blend of comfort and convenience and offers a pleasant position with a South Westerly facing rear garden. The four well-appointed bedrooms provide ample space for relaxation and privacy. The previous vendors undertook various improvements which included a single storey garden/breakfast room extension towards the rear open to the exceptionally equipped breakfast kitchen. The current vendor has further enhanced the property with tasteful decorations throughout and various other personal improvements.

The detached nature of this house allows for a sense of exclusivity and independence, making it a perfect retreat from the hustle and bustle of everyday life. Whether you're looking to host family gatherings or simply enjoy a quiet evening in, this property offers the perfect setting for all your needs.



## LOCATION & AMENITIES

Glendale Close being located in an attractive tranquil cul de sac. The property occupies an attractive setting on the Crewe/Wistaston borders one mile from Crewe Railway Station with its excellent fast intercity rail network (London Euston 90 minutes, Manchester 40 minutes), the historic market town of Nantwich is some three miles distance with an array of renowned retailers and local boutique shops. Manchester Airport is 45 miles and the M6 Motorway (junction 16) approximately 7 miles.

Day to day facilities are readily available at the BP/Tesco Express which is within ten minutes distance for everyday needs. Once again within immediate travelling distance along are Primary and Secondary Education, both within Wistaston and Shavington.

## DIRECTIONS

From our Nantwich office, turn left onto Barony Rd/B507, turn right onto Middlewich Rd, at the roundabout, take the 2nd exit and stay on Middlewich Road, at Alvaston roundabout, take the 3rd exit onto Middlewich Rd/A530, continue to follow A530 to the Rising Sun public house, continue on Wistaston Green Rd. Take Langdale Rd to Glendale Close, turn right onto Wistaston Green Road, turn left onto Windermere Rd, turn left onto Langdale Rd, turn right onto Riverside Grove, turn right onto Glendale Close.

## ACCOMMODATION

With approximate measurements comprises:

### ENTRANCE HALL

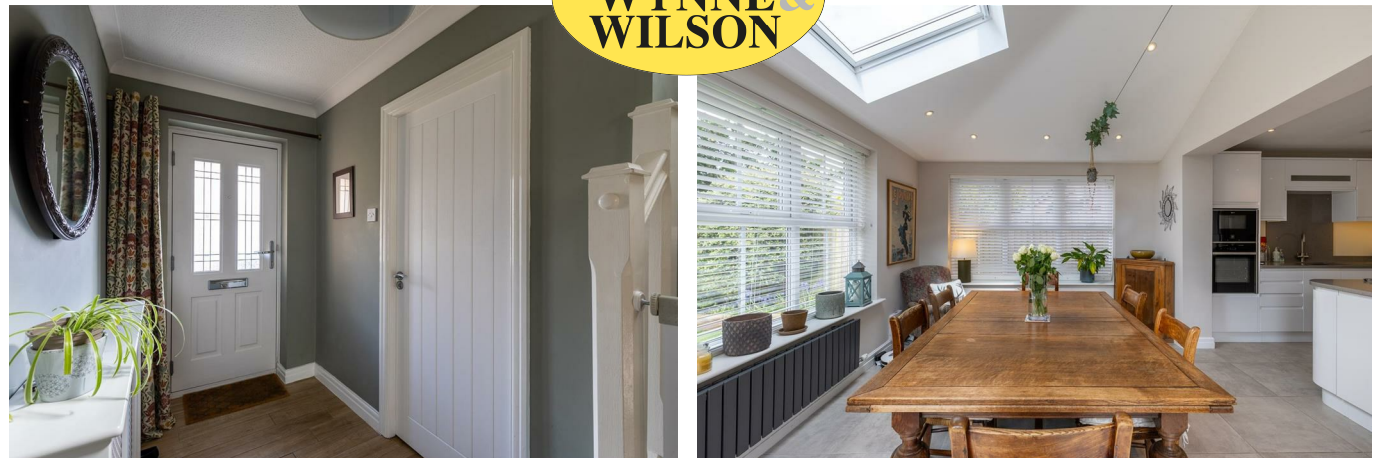
Composite double glazed front door, ceramic tiled flooring leading to cloakroom

### CLOAKROOM

With hand basin and low level W/C ceramic tiled floor, double glazed window, radiator.



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## LOUNGE

16'4" x 11'9"

Attractive double glazed bay window, Adams style fireplace with log gas effect fire, TV point, various powerpoints, double doors leading the breakfast/kitchen, radiator.

## BREAKFAST/KITCHEN

15'6" x 10'11"

Recently refurbished with white laminated high gloss fronted units, Quartz work surfaces, tall base units, central island, Neff induction hob with Neff extractor fan, Neff double oven and microwave, integrated fridge freezer, dishwasher, downlighters, breakfast bar area, ample storage, opening to garden/morning room

## GARDEN/MORNING ROOM

15'8" x 10'8"

uPVC double glazing, ceramic tiled floor, double French doors opening to the side of the rear garden. Access to the utility room

## UTILITY ROOM

Sink unit, cupboards and drawers, wall cupboards, work surface, ceramic tiled floor, double glazed window.

## STAIRS LEAD FROM ENTRANCE HALL TO FIRST FLOOR

## MASTER BEDROOM

12'6" x 9'6" excluding wardrobe recess

Range of six mirror fronted fitted wardrobes, double glazed window to front, radiator.

## ENSUITE

With a white 3-piece suite comprising a pedestal wash basin, low level W/C, shower cubicle, double glazed window, heated towel rail.

## FAMILY BATHROOM

With a P shaped bath with shower screen, vanity wash

basin, low level W/C, built in linen cupboard, tiled walls, double glazed window, Xpelair, downlighters, shaver point.

## BEDROOM TWO

12'0" x 8'10"

Radiator, double glazed window to rear, tongue and groove flooring.

## BEDROOM THREE

9'5" x 9'2"

Double glazed window, radiator.

## BEDROOM FOUR

9'0" x 7'0"

Tongue and groove flooring, double glazed window, radiator.

## OUTSIDE

To the front there is ample parking for two vehicles with borders. Side pedestrian path leading to the rear garden which comprises of an Indian stone paved patio area, astro turf area, raised flower beds with various specimen and cherry trees offering privacy and enjoys a South Westerly aspect.

## SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## TENURE

Freehold.

## COUNCIL TAX

Band D.

## VIEWINGS

By appointment with BAKER, WYNNE & WILSON.  
38 Pepper Street, Nantwich.  
(Tel No: 01270 625214).  
G203

[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)

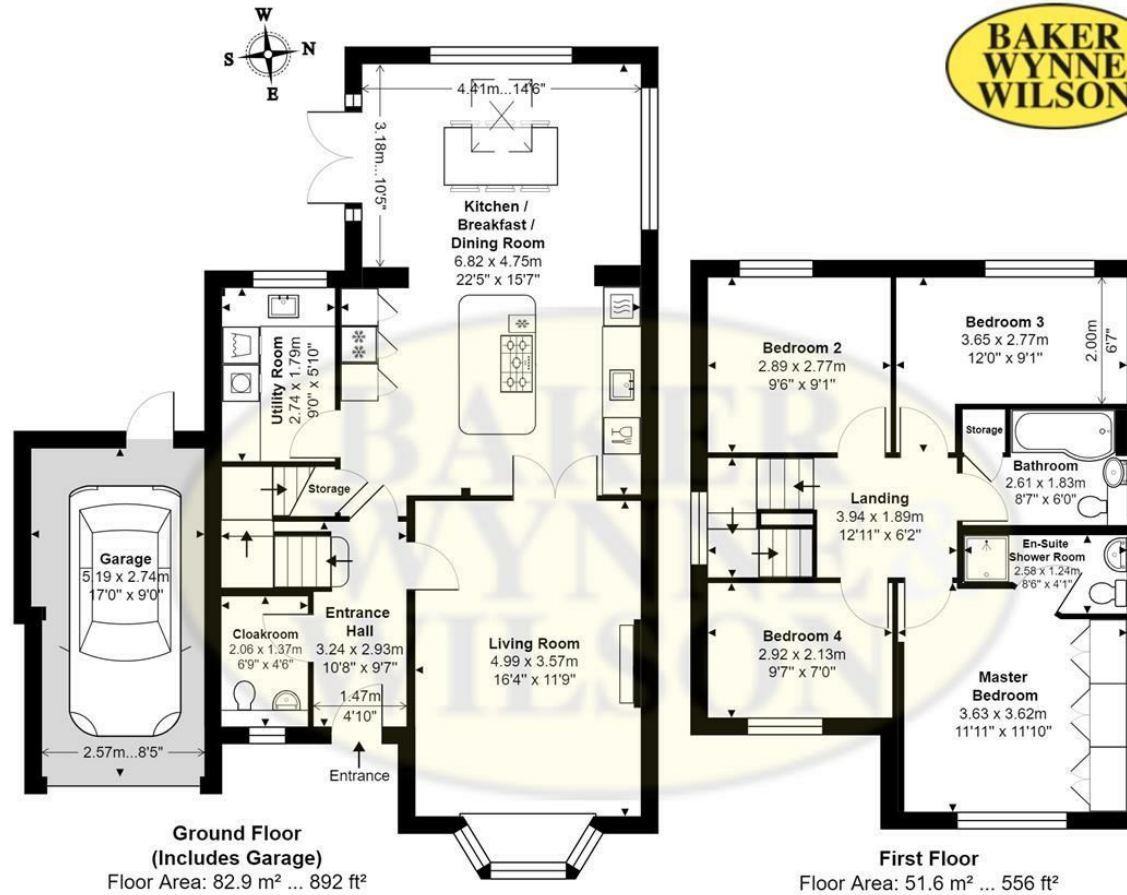




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Approximate Gross Internal Area: 134.5 m<sup>2</sup> ... 1448 ft<sup>2</sup> Includes Garage

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. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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