



17 Berkeley Crescent, Wistaston, Crewe, CW2 6QA  
Guide Price £390,000

**BAKER  
WYNNE &  
WILSON**



FOUR BEDROOM SEMI DETACHED PROPERTY WITH PERIOD FEATURES SAT ON A LARGE PLOT.

## SUMMARY

Entrance Hall, Living Room, Dining Room/Conservatory, Kitchen, Cloakroom, Four Double Bedrooms, Two Bathrooms, Garage, Garden, Off Road Parking.

## DESCRIPTION

This characterful and well-presented four-bedroom home offers bright and versatile accommodation throughout, with spacious reception areas, two bathrooms, and a large, private rear garden.

## DOWNSTAIRS

Upon entering the property, you are welcomed into a large and airy entrance hall, flooded with natural light thanks to the front door's large glass panel and sidelights. The hall provides access to under stairs storage and cloakroom.

To the front, the living room features a beautiful bay window, parquet flooring, and a gas fireplace. The open-plan dining room and conservatory offer a fantastic area for entertaining or relaxing, with the conservatory bringing in plenty of natural light and providing direct access to the rear garden through patio doors. A charming ornamental open fireplace with a brick hearth adds character.

Each room benefits from double glazing, ceiling cornices, picture rails, light fittings, and radiators. The entrance hall and dining room are carpeted, while the conservatory is finished with tiled flooring.

The kitchen/breakfast room is fitted with matching wall and base units and includes an integrated dishwasher, sink, and space for a freestanding oven. There's plumbing for a washing machine, and the boiler is also housed here. A double-glazed window looks out onto the garden, and the rear door with a frosted glass panel provides further outdoor access. The kitchen is finished with tiled flooring, part-tiled walls, light fittings, and a radiator.



**BAKER  
WYNNE &  
WILSON**







## UPSTAIRS

The first floor features four generously sized double bedrooms and two bathrooms. One bathroom offers a three-piece suite including a shower, pedestal sink, and low flush W/C. The second is a larger four-piece suite comprising a clawfoot bath, separate shower cubicle, pedestal sink, and W/C.

All bedrooms are finished with carpets, double-glazed windows, radiators, and ceiling lights. Bedrooms one and two also include ceiling cornices and picture rails.

Both bathrooms are completed with laminate flooring, part-tiled walls, radiators, frosted double-glazed windows, and light fittings.

## GARDEN

The large, private rear garden is a standout feature of the property. A generous patio area wraps around one side of the house, providing side access to the front. The central lawn is bordered by mature hedges and fencing, while to the rear, a gravelled section includes a stylish pergola (half-covered and half-open).

## OUTSIDE

To the front, the property offers off-road parking for up to three vehicles as well as an integral garage. A neatly maintained lawn sits to the side, bordered by established shrubs and hedging, providing an attractive frontage and additional privacy.

## SERVICES

All mains services connected or available.

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

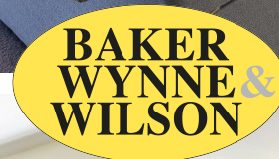
Freehold

## COUNCIL TAX

Band E

## VIEWING

Viewings by appointment with Baker, Wynne and Wilson.  
Telephone: 01270 625214

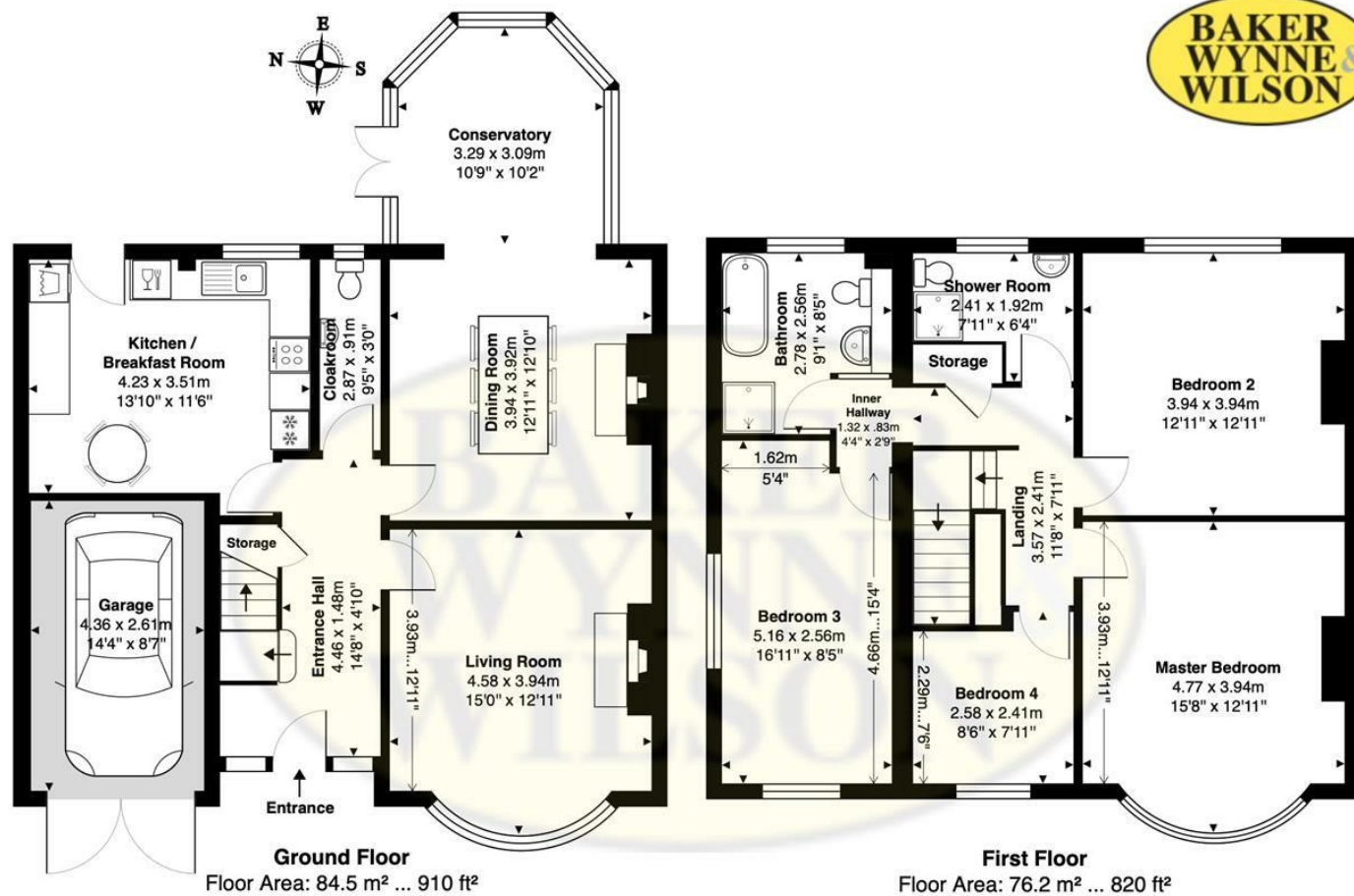






**BAKER  
WYNNE &  
WILSON**





### 17 BERKELEY CRESCENT, WISTASTON, CREWE, CHESHIRE, CW2 6QA

Approximate Gross Internal Area: 160.8 m<sup>2</sup> ... 1730 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 2025. 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>		
(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		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



38 Pepper Street, Nantwich, Cheshire, CW5 5AB  
www.bakerwynneandwilson.com

Interested? Let's Talk 01270 625214  
or info@bakerwynneandwilson.com

