



18 Brydson Crescent, Wistaston, Crewe, CW2 8GG

Guide Price £380,000



In association with



Spacious Four-Bedroom Family Home with Versatile Living Space and Generous Garden

DESCRIPTION

This well-presented four-bedroom detached property offers modern family living across two floors, with flexible reception areas, a modern kitchen, and a spacious garden with added storage. Ideally located, the home also benefits from off-road parking and a garage conversion providing valuable additional space

DOWNSTAIRS

You're welcomed into the home through a stylish front door featuring frosted sidelights and a frosted glass panel, leading into a bright entrance hall with access to understairs storage.

The main living room is generously proportioned and features a large bay window that fills the space with natural light. To the rear of the property, the open-plan kitchen/dining room is well equipped with matching wall and base units under a sleek grey worktop, a 1½ bowl sink, and integrated appliances including a dishwasher, fridge freezer, four-ring gas hob, and oven. A window and patio doors overlook and open onto the rear garden.

Adjoining the kitchen is a practical utility room fitted with coordinating cabinetry, a sink, plumbing for a washer/dryer, and housing for the boiler. The utility also provides access to the cloakroom.

The converted garage has been transformed into a versatile second reception room or boot room, adding valuable living or storage space.

Each room on the ground floor is finished with wood-effect laminate flooring, light fittings, double-glazed windows, and radiators.



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UPSTAIRS

Upstairs, the property offers four double bedrooms, one of which features built-in wardrobes. The spacious principal bedroom benefits from a private en-suite shower room comprising a low flush W/C, pedestal sink, and a fully tiled shower cubicle.

The family bathroom includes a three-piece suite with a panelled bath, pedestal sink, and low flush W/C.

All bedrooms are finished with carpeted flooring, radiators, light fittings, and double-glazed windows. Both bathrooms feature laminate flooring, frosted double-glazed windows, extractor fans, radiators, and ceiling lighting.

GARDEN

To the rear, the property boasts a generous garden comprising a large paved patio area and an astroturf lawn, offering a low-maintenance yet inviting outdoor space. A paved path surrounds the house and provides side access to the front. A standout feature is the large garden shed, which is fully equipped with power and lighting — perfect for use as a workshop or garden studio.

OUTSIDE

The front of the property offers off-road parking for three vehicles and includes a lawned area. The garage conversion retains a useful front store area, accessed via an up-and-over garage door.

TENURE

Freehold

SERVICES

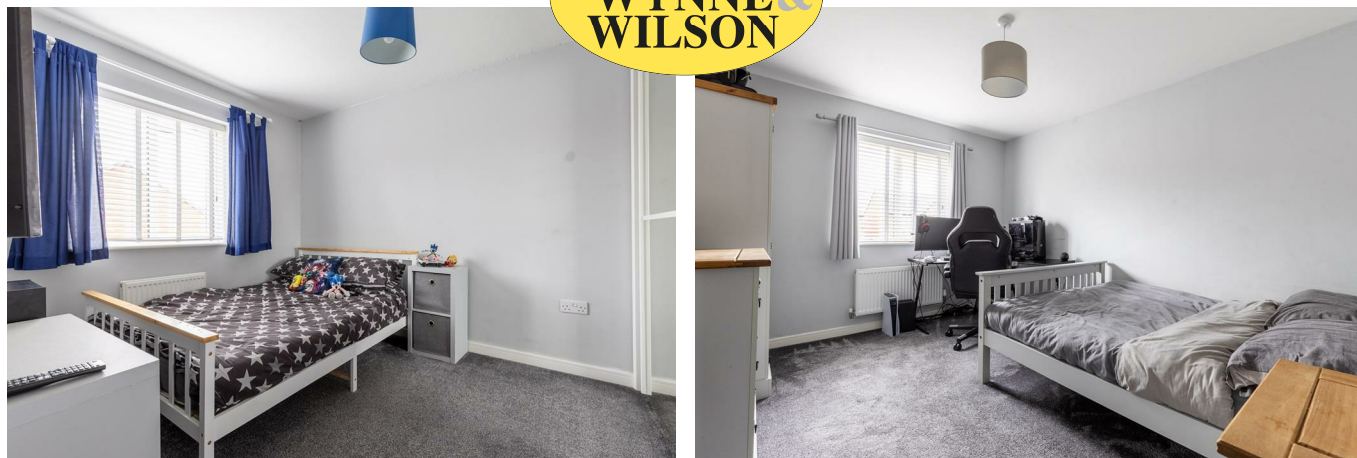
All Mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified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

COUNCIL TAX

Band D

VIEWINGS

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

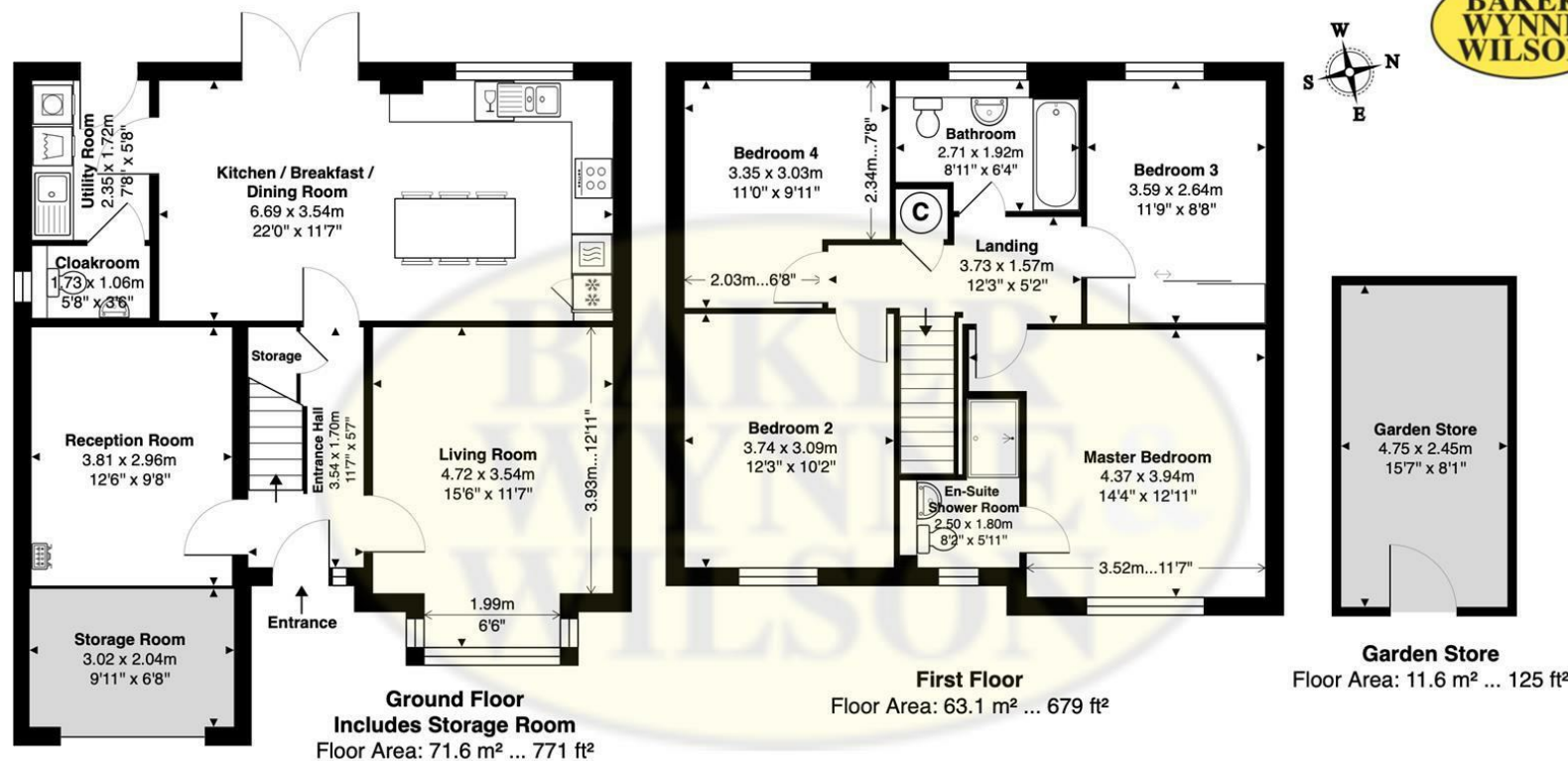


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Approximate Gross Internal Area: 134.7 m² ... 1450 ft² (excluding Garden Store, including Storage Room)

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 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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

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