



STEPHENSON BROWNE

**Lear Drive, Wistaston,
Crewe**

CW2 8DP



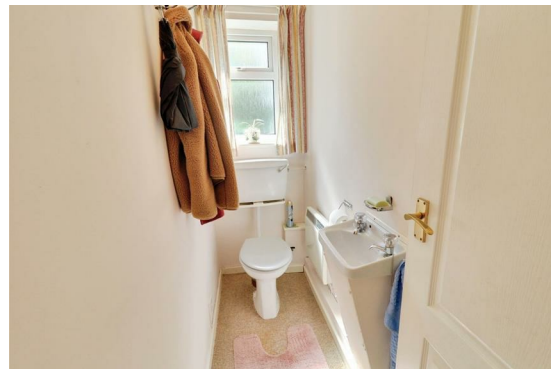
Asking Price £230,000

Description

Occupying a superb plot within the highly sought-after Poets Estate in Wistaston, this spacious three-bedroom detached dormer bungalow presents an exciting opportunity for purchasers seeking a property with excellent potential in a well-established residential location. Offered to the market with no onward chain, the property is likely to appeal to a broad spectrum of buyers, including families, those looking to downsize without compromising on space, and purchasers seeking a home they can modernise and adapt to their own tastes and requirements.

The accommodation is both versatile and well-proportioned, offering flexible living space that can be configured to suit a variety of lifestyles. While the property has been well cared for and maintained over the years, it would now benefit from a programme of updating, providing an ideal opportunity for the next owner to enhance the accommodation and add value over time. The generous room sizes and adaptable layout create excellent scope for modernisation, whether through cosmetic improvements or more substantial reconfiguration, subject to any necessary consents.

One of the property's most attractive features is its outstanding plot and beautifully maintained gardens. The established rear garden provides a wonderful outdoor space, enjoying a high degree of privacy and offering plenty of room for keen gardeners, outdoor entertaining, or simply relaxing and enjoying the surroundings. The frontage is equally appealing, creating an attractive first impression and enhancing the property's overall kerb appeal.



Further benefits include driveway parking for several vehicles and an integral garage, providing additional storage. The Poets Estate remains one of Wistaston's most desirable residential areas, renowned for its pleasant surroundings, convenient access to local amenities, excellent transport links and proximity to highly regarded schools.

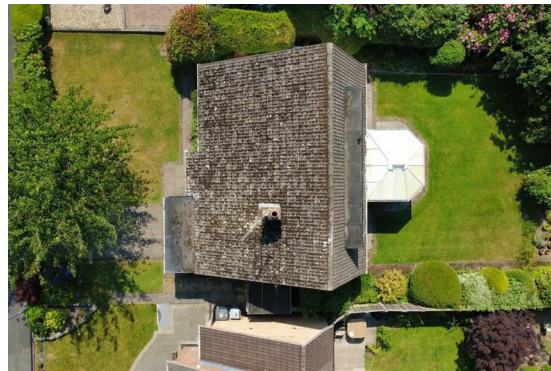


Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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Floorplans



Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Intergo 12/2015

Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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