



79 Teal Way, Wistaston, Crewe, CW2 8WG

Guide Price £410,000

**BAKER
WYNNE &
WILSON**

DESCRIPTION

This beautifully presented four-bedroom detached home in Wistaston offers spacious and modern living, featuring an open-plan kitchen and dining area, a bright living room with a bay window, and a versatile home office. With a landscaped garden, storeroom, and driveway parking for three cars.

LOCATION AND AMENITIES

The property lies three miles from Nantwich town centre and 2.8 miles from Crewe railway station (London Euston 90 minutes, Manchester 30 minutes). The M6 motorway (junction 16) is 7 miles and Manchester International Airport approximately a 45 minute drive.

DIRECTIONS - CW2 8WG

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

16'0" x 9'0"

Amtico flooring, pendant light, radiator, thermometer, access to under-stairs storage, access to downstairs WC

LIVING ROOM

10'0" x 19'0" maximum

Carpeted floor, pendant light, double glazed bay window to the front with shutters, two radiators, wooden hearth with Vonhaus electric fire, two additional double glazed windows to the side with shutters.

OFFICE

10'0" x 7'0"

Carpeted floor, pendant light, double glazed window to the front with shutters, radiator.



CLOAKROOM

5'0" x 5'0"

Amtico flooring, half tiled walls, low flush WC, sink, pendant light, extractor fan, radiator

KITCHEN & DINING ROOM

15'0" x 10'0"

Amtico flooring, pendant light and spotlights, AEG four-ring gas hob with extractor fan, integrated AEG oven and grill, integrated AEG fridge freezer and dishwasher, matching below and above counter cabinets, white granite worktop with tiled splashback, one-and-a-half bowl sink unit, two double glazed windows to the rear, radiator.

OPEN PLAN LIVING AREA

10'0" x 9'0"

Amtico flooring, two skylights, two wall lights, double glazed patio doors with side windows, radiator, access to utility room.

UTILITY ROOM

5'0" x 5'0"

Amtico flooring, pendant light, radiator, extractor fan, IDEAL gas boiler, white granite work surface, below-cabinet storage, plumbing for washer and dryer.

STAIRS LEADING FROM ENTRANCE HALL TO FIRST FLOOR

LANDING

11'0" x 15'0"

Carpet, radiator, radiator, access to airing cupboard, access to loft.



MASTER BEDROOM

11'0" x 10'0"

Carpeted floor, pendant light, double glazed window to the front, radiator, built-in sliding wardrobes, panelled feature wall, TV point.

ENSUITE

7'0" x 5'0"

Tiled floor, half tiled walls, spotlights, extractor fan, frosted double glazed window to the side, heated towel rail, glass shower cubicle with HANSGROHE shower, low flush WC, sink.

BEDROOM NO. 2

13'0" x 8'0" max

Carpeted floor, pendant light, double glazed windows to the front and side, radiator.

BEDROOM NO. 3

10'0" x 8'0"

Carpeted floor, pendant light, double glazed window to the rear, radiator.

BEDROOM NO. 4

10'0" x 6'0"

Carpeted floor, pendant light, double glazed window to the rear, radiator.

FAMILY BATHROOM

11'0" x 7'0" max

Tiled floor, half tiled walls, spotlight, extractor fan, heated towel rail, panelled bath, low flush WC, sink, shaver outlet, glass cubicle shower with HANSGROHE shower.

HOME OFFICE

9'0" x 9'0"

Laminate flooring, four spotlights, UPVC door with frosted glass panel.

OUTSIDE

Store Room (9'0" x 9'0") with up-and-over door and boarded loft. Parking for three cars at the side of the property. Front garden with paved entrance, lawned area, mature shrubs, wall light, and doorbell.

GARDEN

Patio area (30' x 10'), four outdoor wall lights, large Astro turf lawn, bordered by planters and shrub areas, mix of partial wall and fenced boundaries, outdoor tap.

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 E.

VIEWING

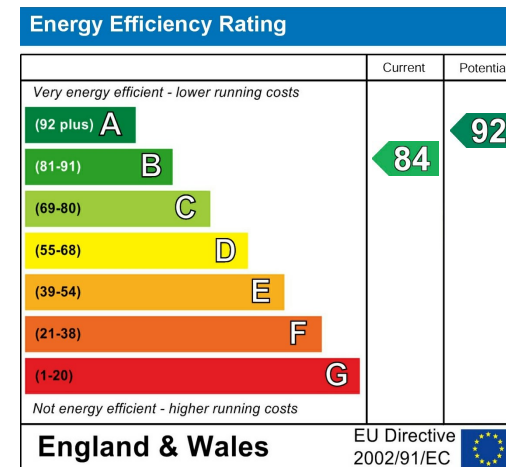
By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).





**BAKER
WYNNE &
WILSON**



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

