



22 Towers Close, Wistaston, Crewe, CW2 6QF  
For Sale By Informal Tender £500,000



*In association with*



GUIDE PRICE £500,000 - £525,000 plus

FOR SALE BY INFORMAL TENDER. (Subject to conditions and prior sale).

Written offers (sealed bids) to be submitted to the selling agent's office by Thursday 29th May 2025 before 12.00 noon.

An expansive modern three bedroom detached true bungalow. Situated at the head of a cul de sac off Berkeley Crescent in magnificent, wooded gardens extending to 0.845 acres with a delightful sunny south facing rear elevation fostering a calming, restorative atmosphere around property. To be seen as being suitable for modernisation and remodelling with potential for extension (subject to any necessary consents). Constructed by one of the best local builders of its time as their home, the bungalow occupies approximately 174.9m<sup>2</sup> ( 1882 ft<sup>2</sup> ) includes garages, wc, utility/ tool shed and offers a rational, free-flowing division of space. In our opinion this property merges practical living with the joys of a private, natural oasis, appealing to those valuing accessibility, space, and harmony with the environment.

#### GENERAL REMARKS

Comment by Mark Johnson FRICS @ Baker Wynne and Wilson.

No 22 sits at the head of a small cul de sac discreetly hidden from view where a rare opportunity exists for secluded enjoyment in the most enchanting of wooded garden landscapes, extending to 0.845 of an acre with sections of lawn, mature oak trees and shrubs. Parking space has also been well considered, with both a driveway/ island turning and two attached garages.

Note: The Tree Preservation Order (TPO) dated 24th May 1972, APAS Code 110-018, designation A6 specifies: 'The several trees of whatever species, mainly oak, standing in area numbered A6 on the map'.

#### METHOD OF SALE - SALE BY INFORMAL TENDER

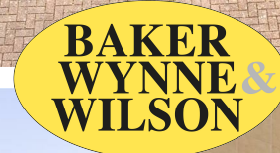
Written offers (sealed bids) to be submitted to the selling agent's office marked, 22 TOWERS CLOSE WISTASTON, by Thursday 29th May 2025 before 12.00 noon.

We need to take reasonable steps to find how you intend to pay for the property and ask that you state whether you need to sell a property, get a mortgage, have cash available to buy the property outright, or whether you are buying with a combination of the above. If you are successful, we will also want to see proof of funds. In the case of a mortgage, evidence usually takes the form of a mortgage agreement in principle which you can get from your lender, plus a bank statement showing you have your deposit. If you are a cash buyer, you will be asked to provide a financial statement. The vendor is not committed to accepting the highest or any offer. The acceptable offer is not binding and on acceptance of any offer the transaction will proceed subject to contract. Please contact the office if you require further details.

#### DIRECTIONS TO CW2 6QF

what3words ref /// hides.wriggle.campfires

Title number: CH112804 (freehold) see attached plan



## OUT AND ABOUT

The bungalow occupies a most sought-after and unique position in Wistaston, situated in a mature residential locality within easy reach of the market town of Nantwich, being some 2.5 miles and the larger centre of Crewe is approximately 2.0 miles. Local amenities to the bungalow include Doctors' & Dentists' Surgeries, Junior & Senior Schools & Leisure Centre, Local Store & Post Office and a regular bus service between Crewe & Nantwich

Nearby Nantwich.

Whether you're a history enthusiast, food lover, or outdoor adventurer, Nantwich delivers a rare blend of tranquillity and vibrancy. With its thriving community, rich heritage, and unbeatable location, it's no wonder this town is consistently ranked among Cheshire's most desirable places to live.

**Historic Heartbeat** - Wander cobbled streets lined with timber-framed Tudor buildings, the iconic 12th-century St. Mary's Church, and the striking Nantwich Market Hall, a testament to the town's 400-year trading legacy. –

**Cultural Heritage:** Dive into local history at Nantwich Museum or explore the Hack Green Secret Nuclear Bunker, a Cold War relic turned visitor attraction.

**Thriving Lifestyle** - Boutique Shopping & Dining: Discover independent boutiques, artisan cafes, and award-winning restaurants. Don't miss the monthly farmers' market for local produce. –

**Unique Leisure** - Take a dip at Britain's oldest outdoor saltwater pool, Brine Pool, or stroll along the River Weaver's tranquil paths and the Shropshire Union Canal. - **Highly Rated Education:** Outstanding schools like Malbank School and Brine Leas Academy cater to families, while Reaseheath College offers vocational excellence

**Festivals & Community Spirit** - Savor gourmet delights at the Nantwich Food Festival or tap your feet at the Nantwich Jazz & Blues Festival. The Nantwich Show, a highlight of the agricultural calendar, draws crowds annually. –

**Year-Round Vibrancy** -From Cholmondeley Castle's summer events to festive Christmas markets, there's always something happening.

## APPROXIMATE DISTANCES

Connectivity & Convenience

**Effortless Commuting:** Just 2 miles from Crewe Station (20- minute trains to Manchester, 1.5 hours to London) and 5 miles; M6 motorway (junction 16) 10 miles; Chester 20 miles; Stoke on Trent 20 miles; Manchester Airport is about a 45- minute drive.

## THE TOUR

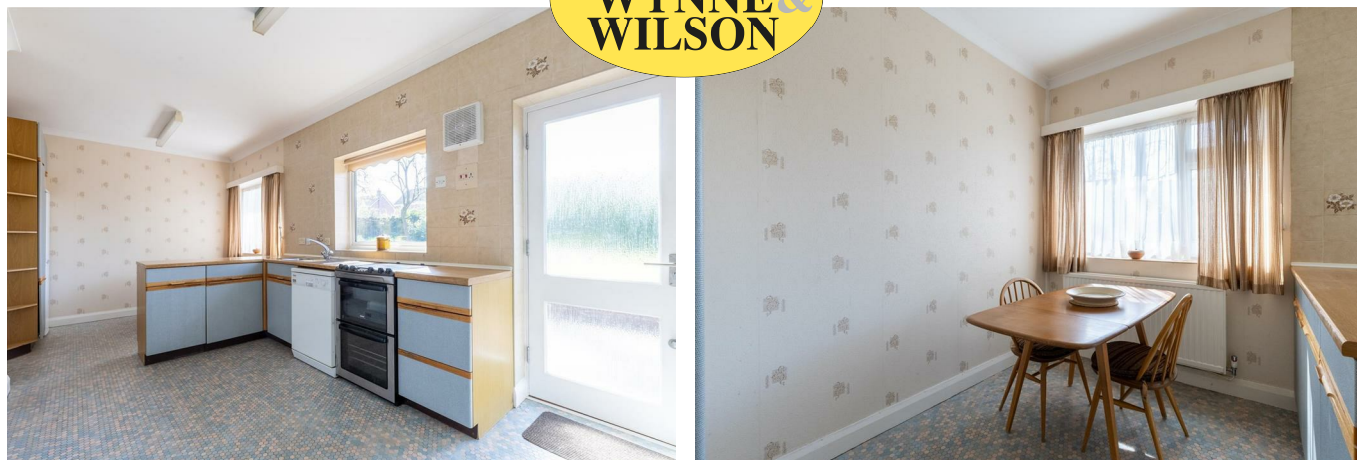
### ACCOMMODATION

Brick and tile conventional build with approximate measurements comprises:

### OPEN ENTRANCE PORCH

### ENTRANCE HALL

Built in cloaks cupboard, radiator, impressive Oak entrance door. . Glazed internal display shelving with lighting.



### INNER HALL

Large loft access with ladder.

### LIVING / DINING ROOM

23'3" x 19'11"

Stone fireplace and hearth and living flame coal effect gas fire ( Not Tested ), UPVC double glazed bay window, 2 wall light points, 2 Radiators, UPVC patio doors and side windows. Display shelving to hall.

### KITCHEN/BREAKFAST ROOM

20'5" x 9'11"

Elizabeth Ann units to two elevations with a peninsula section, inset stainless steel sink unit, wall and base cupboards, various drawers, useful bank of wall to wall storage and linen cupboards, fitted shelving and larder unit, space for breakfast table, radiator. 2 UPVC double glazed windows, space for a cooker, plumbing space for a dishwasher and a space for a fridge freezer.

### BATHROOM

9'10" x 8'5"

Cast bath with tiled surround, inset sink with tiled surround, close coupled w/c, built in cylinder and airing cupboard, radiator, fully tiled walls, built in linen cupboard with Valliant gas fired central heating boiler ( new 28/08/2020 )

### MASTER BEDROOM NO. 1

16'7" x 13'11"

2 UPVC double glazed windows, radiator, 3 wall light points, built in full height wardrobes and cupboards. Pedestal wash hand basin.

### BEDROOM NO. 2

12'11" x 9'11"

UPVC Double glazed window, radiator, built in full height wardrobes and cupboards.

### BEDROOM NO. 3

12'10" x 10'0"

UPVC Double glazed windows, radiator, walk in store/wardrobe.

### ATTACHED GARAGE 1

19'4" x 10'0"

Rolux roller electric door, access to loft, door to rear covered area, electric power points, Glazed door. external access to-

### ATTACHED GARAGE 2

21'1" x 10'0"

Door from garage 1, electricity meters, Rolux roller electric door, UPVC double glazed window. electric power points.

### UTILITY ROOM

9'8" x 5'0"

White glazed sink, plumbing space for appliances, shelving, UPVC double glazed window.

### OUTSIDE W/C

5'6" x 5'0"

High Level W/C.

### TOOL/GARDEN STORE

4'2" x 3'1"

### TIMBER GREENHOUSE

### EXTERIOR - see attached plan

Brick pillars with metal entrance gate, brick paved driveway with central lawned and landscaped island. Full length south facing brick patio with pathways and steps of., Brick retaining wall to raised lawned areas, Timber greenhouse, Former garage /workshops with power and light, timber store

### SERVICES

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 F.

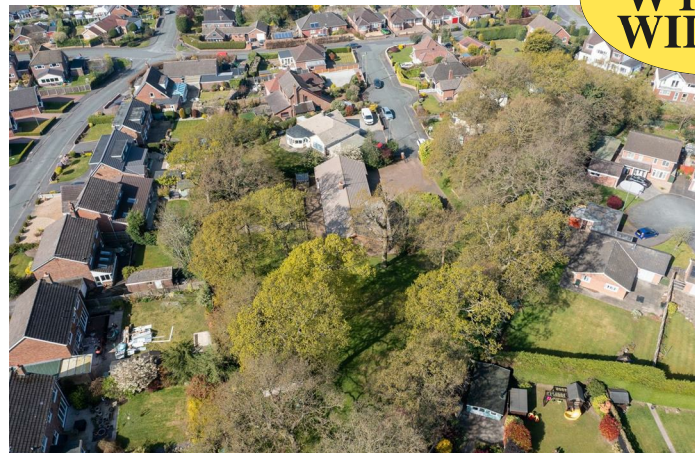
### VIEWINGS

By appointment with sole agents Baker Wynne and Wilson





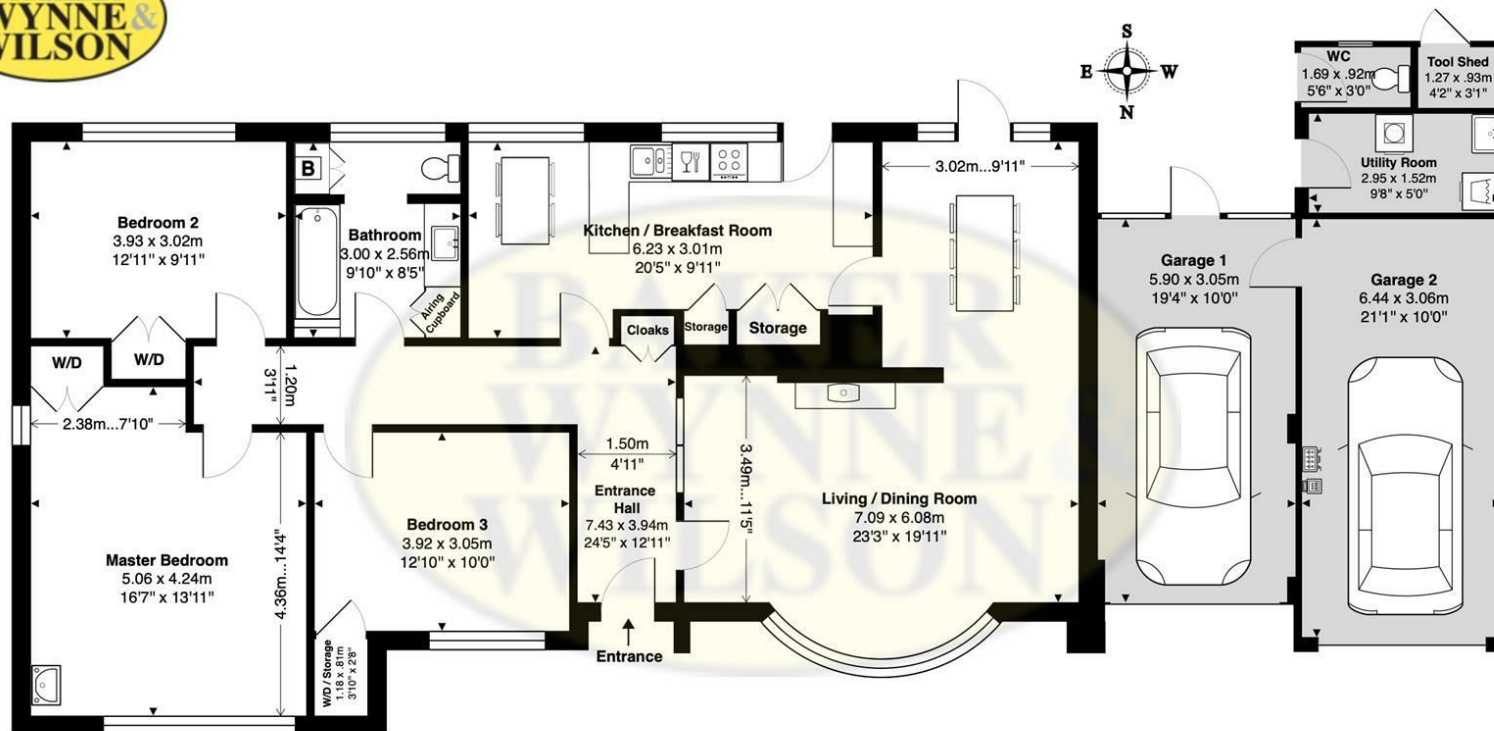
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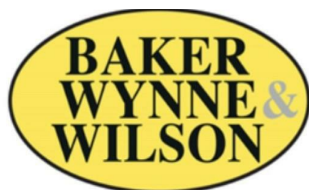
## 22 TOWERS CLOSE, WISTASTON, CREWE, CHESHIRE, CW2 6QF

Approximate Gross Internal Area: 174.9 m<sup>2</sup> ... 1882 ft<sup>2</sup> Includes Garages / WC / Utility / Tool Shed

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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property



In association with



Baker Wynne & Wilson

38 Pepper Street, Nantwich, Cheshire, CW5 5AB



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