



12 Wisterdale Close

CW2 6RW

Asking Price £300,000



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STEPHENSON BROWNE

It is with great pride Stephenson Browne offer for sale this fabulously proportioned detached family home on Wisterdale Close. Only a stones throw from a great variety of schooling, amenities and walks, this is a home for you and your family to enjoy for many, many years.

Originally constructed as a five bedroom home, the smallest room has been opened up, extending the space available to the principal suite, allowing an abundance of extra room for wardrobes, a dressing area or perhaps an en-suite. The possibilities are endless!

The ground floor is comprised of three reception rooms, namely a living room, overlooking the wonderful rear garden, a dining room and separate study. This home truly caters for modern living, offering the space for a home office, as well as plenty of room for all of the family to enjoy. The kitchen features oak worksurfaces, complimenting the flooring, in addition to a separate utility space with ground floor W.C. off.

To the first floor, as mentioned there is a large principal suite, with a further three bedrooms, all of which are able to accommodate a double bed. The family bathroom offers a bath with separate shower cubicle, as well as a multitude of low level cabinetry.

One of the standout features at Wisterdale Close is its rear garden, a private space with a plethora of room to offer. The lawn spans across the back of the plot, and leaves plenty of room for outside furnishings and storage facilities including a wooden pergola, shed and a workshop. You will also find a separate seating area - there really is something for everyone! To the front of the property, there is off road parking for two vehicles.

Don't miss the opportunity to make this home your own - call us today on 01270 252545 to secure your viewing appointment.



Crewe, located in Cheshire, is a town steeped in rich history and vibrant culture, offering several landmarks of interest. Queens Park, a beautifully maintained Victorian park, is the heart of Crewe's green spaces. Renowned for its ornamental gardens, scenic lake, and charming bandstand, it is a popular spot for relaxing strolls and community events.

The Crewe Lyceum Theatre, a historic venue dating back to 1881, hosts a diverse range of performances, from plays and musicals to comedy shows. This cultural gem is a key part of the town's entertainment scene.

Crewe is home to several major employers that play a significant role in the town's economy. Bentley Motors is perhaps the most iconic, with its headquarters and factory based in the town. As a world-renowned luxury car manufacturer, Bentley not only employs thousands of local residents but also attracts engineering talent from across the globe.

Leighton Hospital is another key employer, providing vital healthcare services to the region and offering a range of jobs in medical, administrative, and support roles.

The town's historical connection to the rail industry remains strong, with Crewe Railway still serving as a major employer. Network Rail and other rail-related companies maintain significant operations in the area, supporting jobs in engineering, logistics, and transport. These employers, spanning automotive, healthcare, and rail, form the backbone of Crewe's economy and contribute to the town's distinctive character.

For railway enthusiasts, the Crewe Heritage Centre is a must-visit. This fascinating museum celebrates the town's deep-rooted connection with the railway industry, featuring historic locomotives, interactive exhibits, and even a signal box experience. Together, these landmarks capture the essence of Crewe's unique heritage and community spirit.



Porch**Hallway****Living Room**

10'8" x 13'10"

Dining Room

10'1" x 10'10"

Study

7'10" x 9'4"

Kitchen

7'11" x 15'1"

Ground Floor W.C.**Utility Room**

7'10" x 7'10"

Stairs to First Floor**Landing****Bedroom One**

18'1" (widest point) x 12'4"

**Bedroom Two**

9'0" x 12'0"

Bedroom Three

7'9" x 12'7"

Bedroom Four

7'8" x 8'5"

Bathroom

7'5" x 8'6"

Externally

Private rear garden space with a lot to offer. Featuring decking, lawn, several seating areas, a wooden pergola, additionally space for a workshop and garden shed. To the front, there is off road parking for two vehicles.

Council Tax

Band D.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

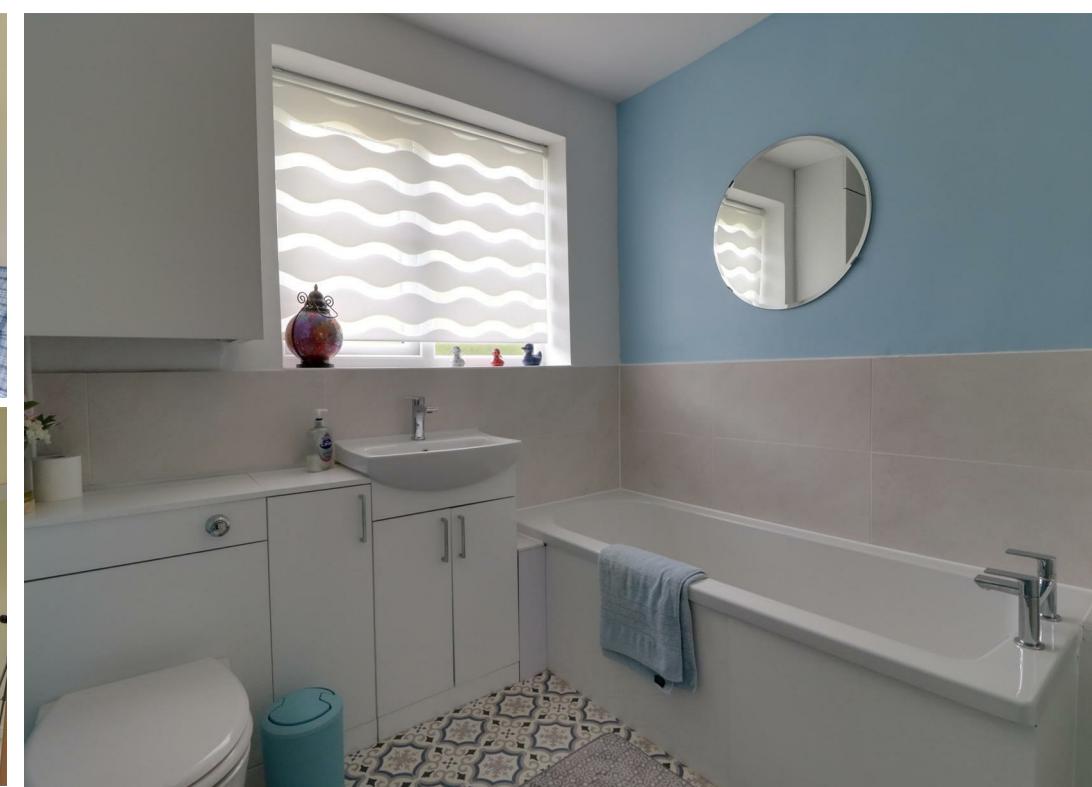
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?

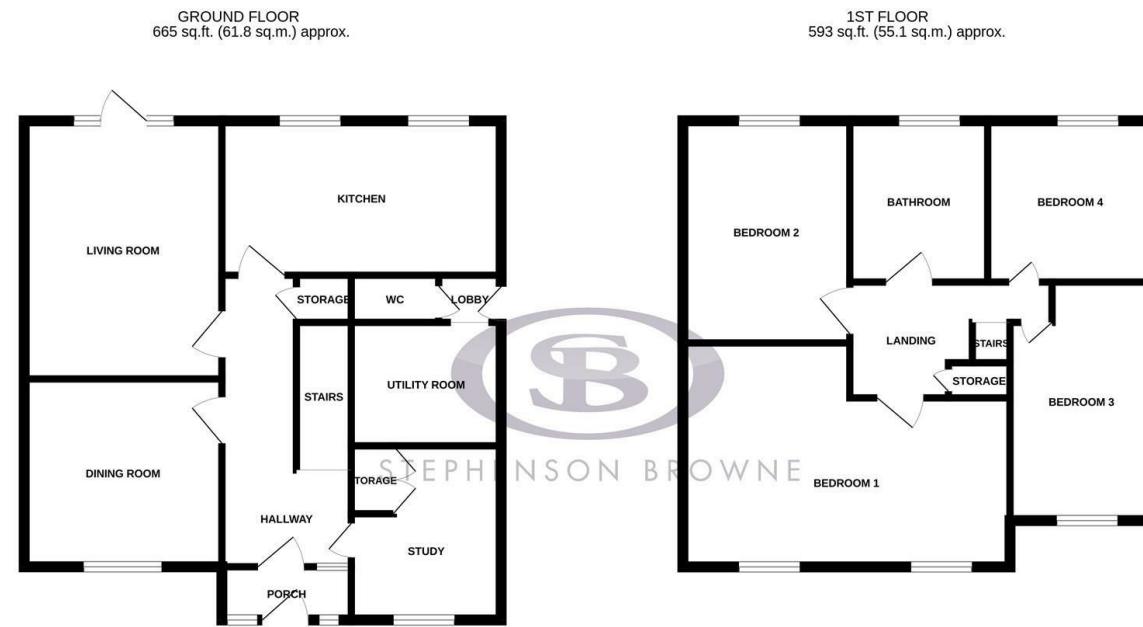
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



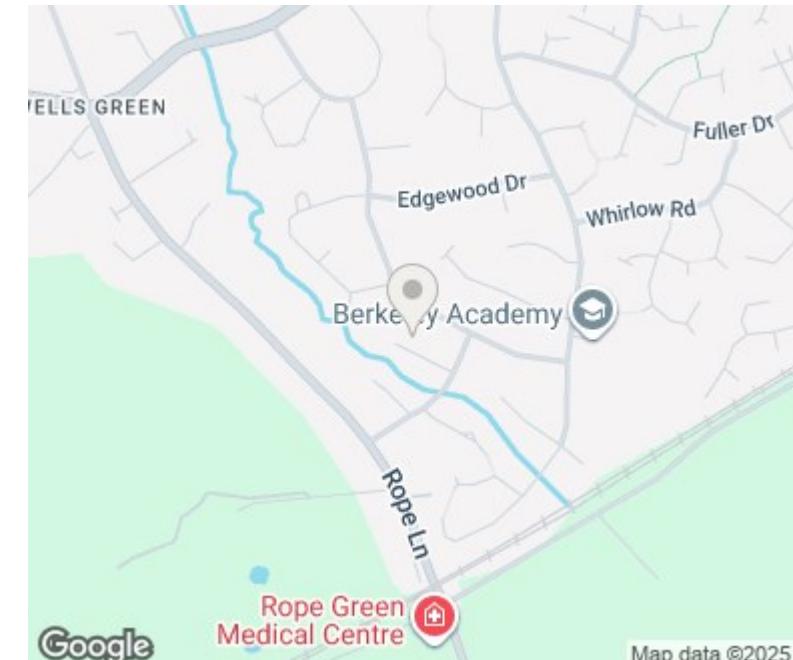


Floor Plan



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	70
(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		

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

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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