



**8 BERKELEY CRESCENT, WISTASTON, CREWE, CHESHIRE,
CW2 6QA**

ASKING PRICE £375,000

A gorgeous, beautifully presented and enviably positioned three bedroom traditional semi-detached home. Nestled onto a highly sought after road in the beautiful suburban locality of Wistaston, this excellent family home occupies a generous, larger than average plot and has been lovingly cared for.

The home opens with a traditional separate entrance hallway providing access to all rooms and stairs to first floor. Spacious bay fronted lounge with parquet flooring and leaded windows. Rear aspect dining room with French doors opening direct to the garden decking. Under-stairs and separate cupboard spaces for added versatility. Fitted kitchen with a comprehensive range of units with work surfaces, side bay window aspect, separate utility area and downstairs WC.

To the first floor, a galleried landing offers potential for another bedroom, further to the existing three. Substantial principal bedroom with bay window front, double secondary bedroom on the rear aspect and a well sized single room. High specification luxury fitted shower room with rainfall shower head.

To the outside, the home is fronted by a substantial driveway providing off road parking for multiple vehicles via a gravel driveway. Secure gated tarmac area providing further parking, storage for bins and access to the single detached garage with light and power. Incredibly well presented front garden, with mature shrubbery to the front aspect providing excellent privacy from the front.

Leading around to the rear, there is a long South facing garden that benefits from multiple levels and seating areas, with a decked area immediately beyond the dining room French doors, block paved patio, with a further seating area at the side and a bar area, with light, power and external heating. The garden is also laid with a plethora of mature shrubs and plant life, further to established tree coverage from the rear most aspect. Array of spotlighting and outdoor sockets.

Perfect family home, an absolute must view!



Entrance Hallway
13'6" x 7'4"

Living Room
14'2" into bay x 12'4"

Dining Room
13'7" x 11'10"

Cupboard
4'5" x 3'3"

Kitchen
13'6" x 9'9" into bay

Utility Room
8'1" x 6'8"

Downstairs WC
4'9" x 3'3"

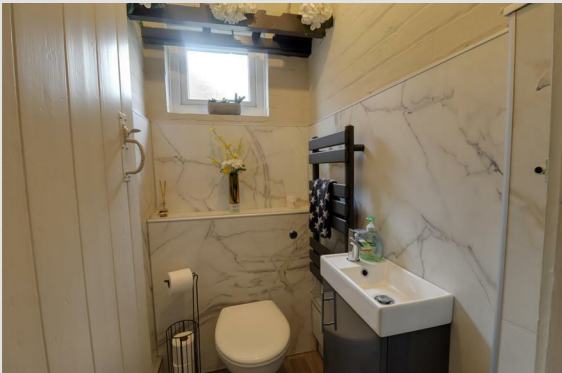
Galleried Landing
13'6" x 7'4"

Bedroom One
14'9" into bay x 12'4"

Bedroom Two
13'10" x 10'8"

Bedroom Three
9'2" x 7'9"

Shower Room
9'3" x 5'9"



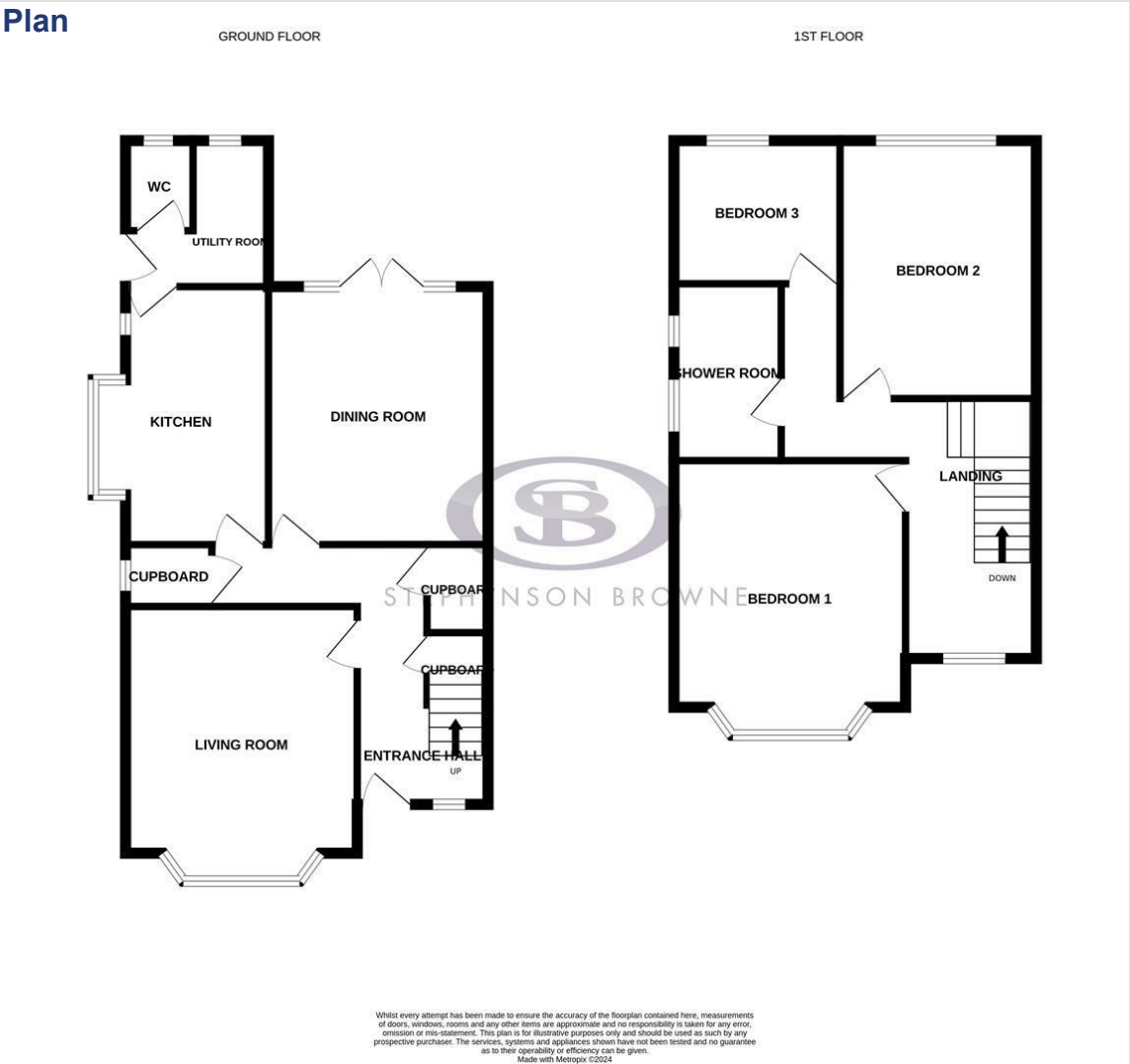
- Spectacular Traditional Semi-Detached Residence
- Three Generously Proportioned Bedrooms
- Traditional Bay-Fronted Living Room
- Separate Dining Room with French Doors
- Fitted Kitchen with Breakfast Bar, Separate Utility Area and Downstairs WC
- Incredible Luxury Fitted Upstairs Shower Room
- Off Road Parking for Multiple Vehicles
- Huge Plot with South-Facing Rear Garden, Decking, Patio and Bar Area
- Detached Single Garage with Light and Power
- Highly Sought After, Desirable Wistaston Location



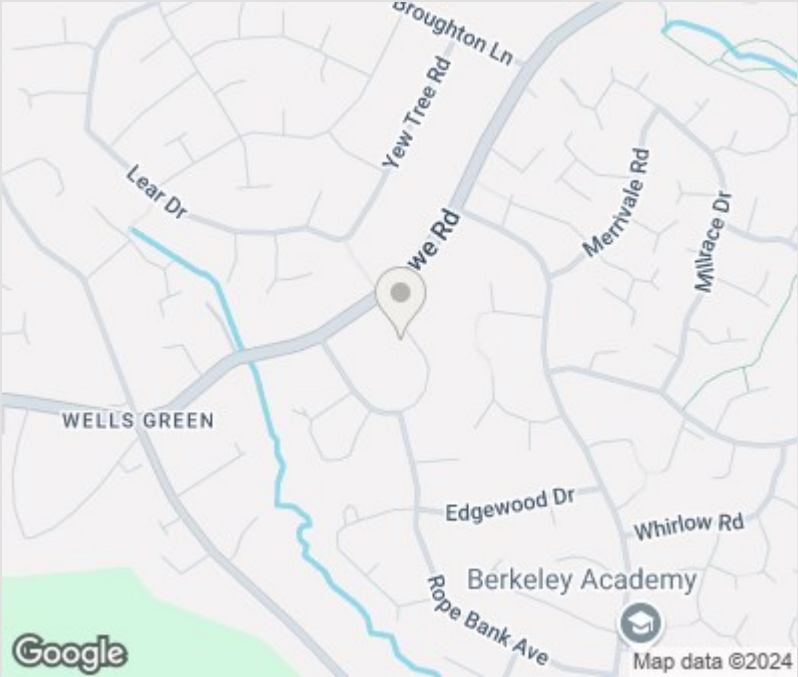





Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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 Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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