



470 CREWE ROAD, WISTASTON, CREWE, CW2 6PZ

ASKING PRICE £350,000



STEPHENSON BROWNE

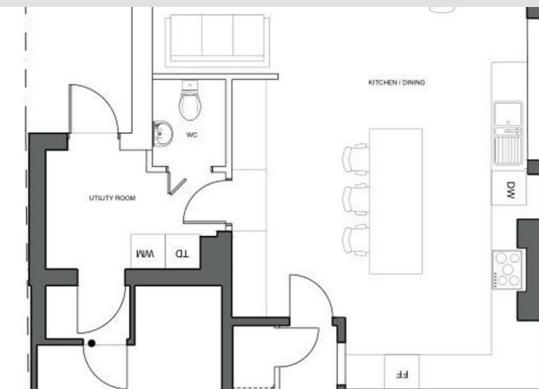
We here at Stephenson Browne are delighted to bring to the market this delightful mature semi detached home which offers a perfect blend of space and comfort, making it an ideal family home sure to impress and worthy of an early inspection. The property is beautifully presented and set within a generous plot, elevated to provide a lovely outlook.

The current vendors have looked into extending the property and architects plans are available alongside full planning permission for a ground floor extension, granted in June 2025. The extension would be to the rear of the property allowing you to extend the kitchen creating a fabulous social space.

Upon entering, you will find a beautiful entrance which invites you into the reception rooms that create a warm and welcoming atmosphere, perfect for both relaxation and entertaining, the current dining room is also used as a hobby/crafting room. The second reception is open plan to the two study areas and there is a useful WC off. The kitchen completes the ground floor accommodation. The three well proportioned bedrooms provide ample space for family living, ensuring everyone has their own private retreat and the recently refurbished bathroom is a delight. The layout of the home is thoughtfully designed to cater to the needs of modern family life.

The heart of this property is undoubtedly its fantastic south-east facing garden, which is sure to impress. This great-sized outdoor space is perfect for children to play, hosting summer barbecues, or simply enjoying the tranquillity of nature. It is a versatile area that can be enjoyed throughout the year, whether you are basking in the sun or appreciating the beauty of the changing seasons.

This semi detached house on Crewe Road is not just a property; it is a wonderful opportunity to create lasting memories in a fantastic family home. With its spacious interiors and lovely garden, it is a must see for anyone looking to settle in the desirable Wistaston area.



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.



**Entrance**

**Entrance Hall**

**Sitting/Dining Room**  
12'2" x 11'5"

**Lounge**  
13'10" x 11'3"

**Study**  
10'9" x 9'8"

## W.C

### Kitchen

16'6" x 9'7" reducing to 7'4"

### Stairs to First Floor

### Bedroom One

12'2" x 9'1"

### Bedroom Two

12'1" x 11'2"

### Bedroom Three

7'10" x 7'2"

### Bathroom

7'10" x 5'10"

### Externally

The property occupies a lovely elevated position with invaluable off road parking to the front, an integral garage and great size enclosed garden to the rear.

### Laundry/Store

### Integral Garage

20'11" x 10'7"

Up and over door.

### 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.

### AML Disclosure

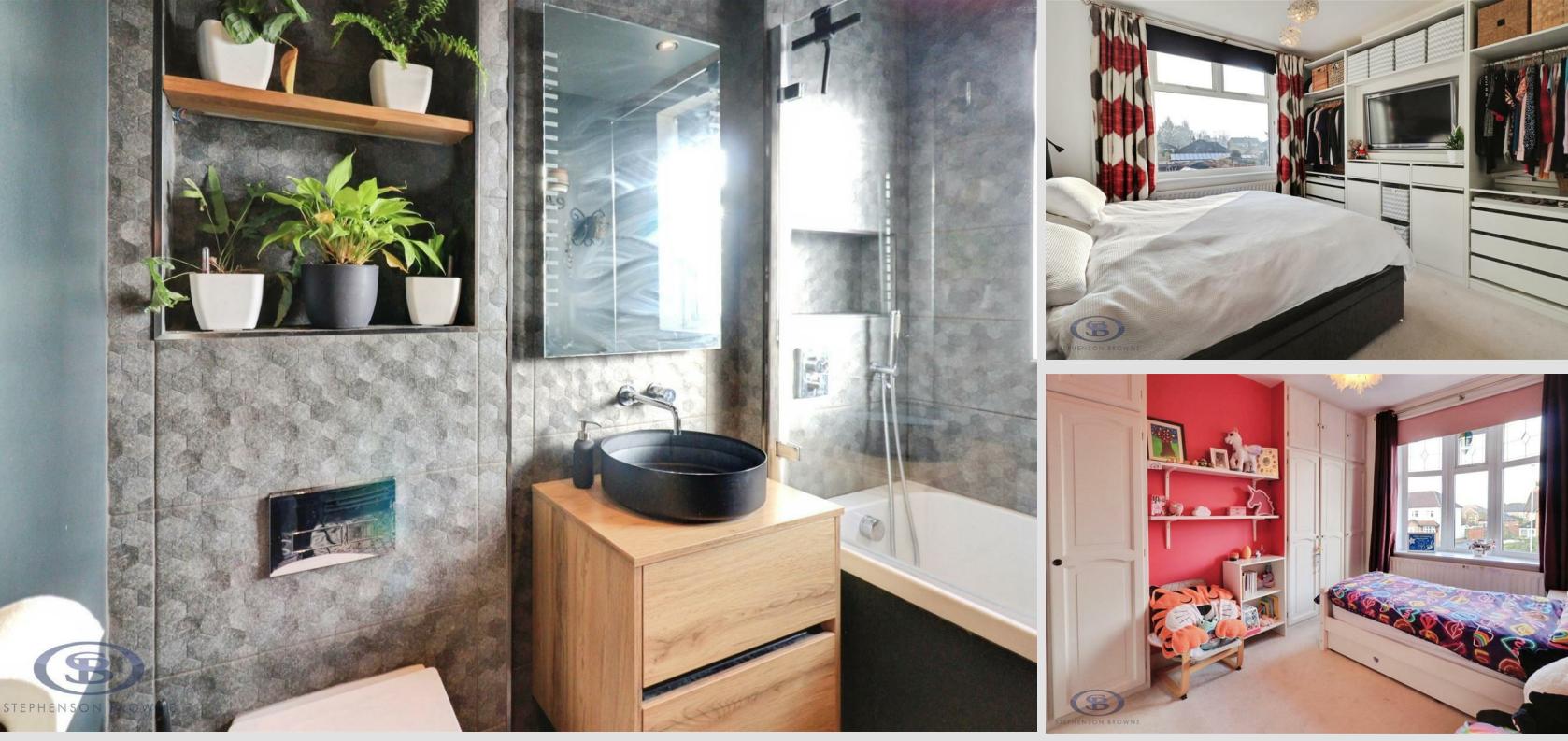
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

### Council Tax

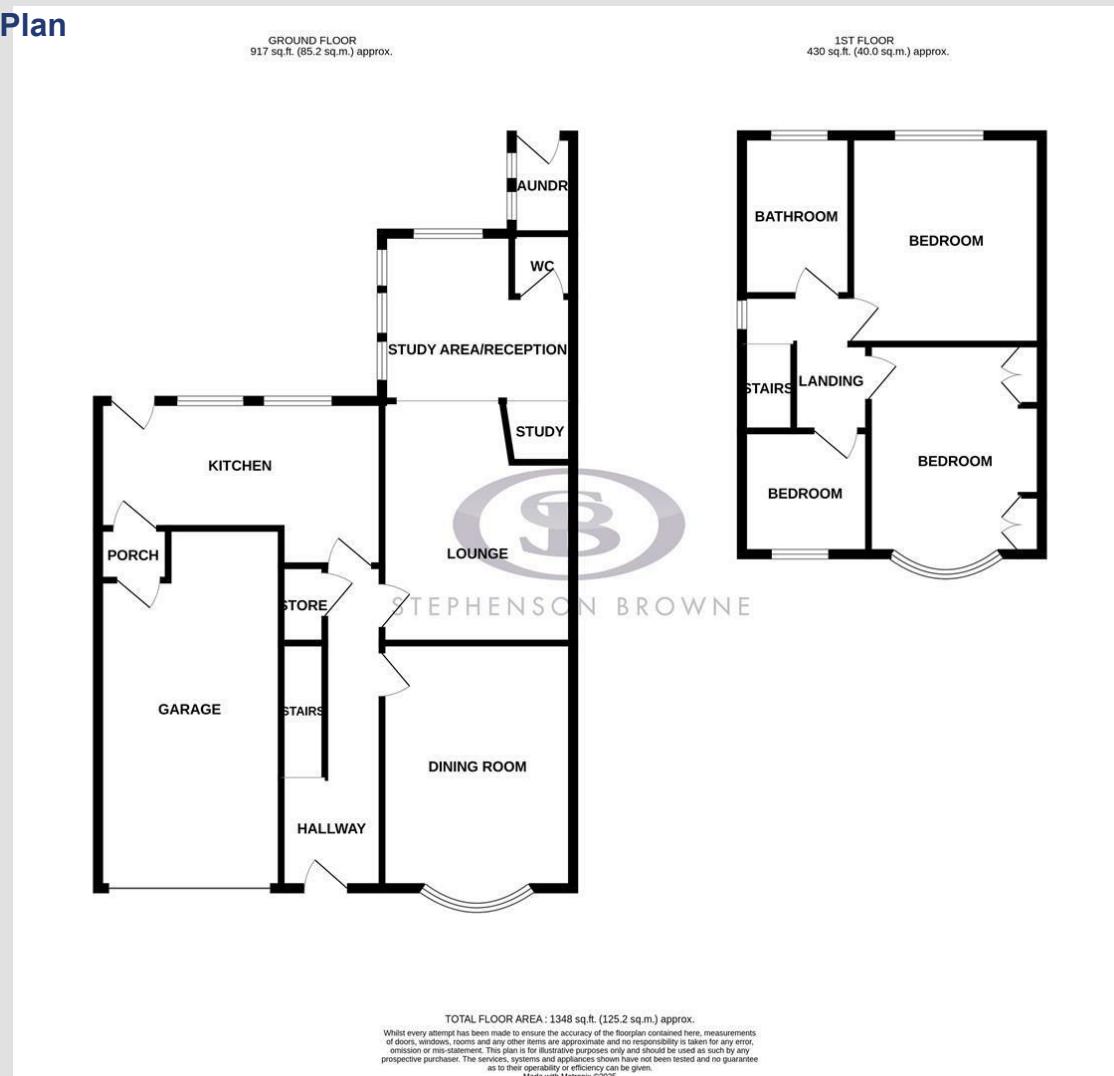
Band C

### Tenure

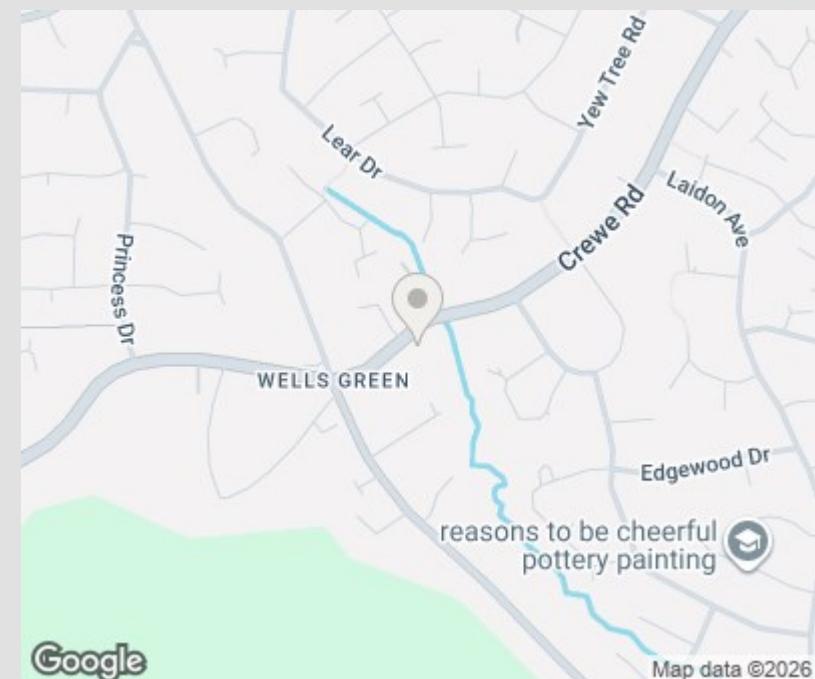
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.



## Floor Plan



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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