



48 Salander Crescent

CW2 6SA

£395,000



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STEPHENSON BROWNE



48 Salander Crescent

£395,000

- Stunning Family Home
- Four Bedrooms
- Fabulous Large Garden
- Sought After & Popular Residential Area
- Walking Distance To Local Amenities
- Spacious Rooms Ideal For A Family
- Three Receptions
- Garage Car Port & Substantial Parking
- Close To Highly Regarded Schools
- Viewing Highly Recommended

This fabulous home is really quite something special having immaculate gardens, beautiful decor, large rooms and all occupying a prime position within the heart of Wistaston, a most delightful and sought after residential area always popular with families as highly regarded schools for all ages are close to hand alongside local shops and amenities. It is also perfectly placed for access into the historic town of Nantwich with an array of cafes, restaurants, high schools, leisure complex and stunning walks along the river Weaver. Now to this home, yes it's impressive and immaculate throughout standing within approximately 1/3 acre having absolutely beautiful landscaped gardens which enhance this home perfectly with large patio areas, great size lawns and an abundance of shrubs, flowers and trees all providing a haven for wildlife whilst creating a stunning setting for sitting out during the summer months, ideal for entertaining friends or just spending time with the family. Well designed, spacious and very versatile this fabulous home is sure to go quick and will certainly tick all the boxes needed to create your perfect 'forever' home. There is a welcoming reception hall as well as a large porch, lovely cloakroom with built in store ideal for coats, the spacious lounge features an impressive fire surround and sliding patio doors that open into the conservatory which has stunning views of the garden. There is a separate dining room with integrated study area. There is a fitted breakfast kitchen and separate utility area. Now to the first floor, there are four bedrooms, all excellent sizes and the master has built in wardrobes and an en-suite shower room. The accommodation is completed by the family bathroom with stunning four piece suite. Externally there is a garage, carport and an extensive block paved driveway providing parking for several vehicles or even a motor home if required. Absolutely a must for an early viewing, ring us today.



Entrance Porch

Double glazed entrance door. Double glazed windows. Tiled floor.

Entrance Hall

Entrance door with matching window to the side. Lovely size entrance hall with open tread staircase leading to the first floor. Radiator. Dado rail.

Cloakroom

Two modesty double glazed windows. Built in storage/cloaks cupboard with mirror fronted sliding doors. Low level W.C. Vanity wash hand basin. Radiator. Complementary tiling.

Lounge

Double glazed picture window to the side. Double glazed sliding patio doors opening into the conservatory. Feature fire surround housing a coal effect gas fire as fitted. Coving to ceiling and ceiling rose. TV point. Radiator.

Conservatory

Dwarf brick construction with vaulted ceiling. Double glazed windows and French doors opening onto the garden. Tiled floor.

Dining Room

Radiator. Access to the study area. Ample space for a dining table and chairs.

Study Area

Open plan to the dining room. Double glazed bow window to the front.

Breakfast Kitchen

Two double glazed windows. Tiled floor. Concealed wall mounted Baxi boiler. Range of fitted units comprising a one and a half bowl sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Built in ceramic hob with electric oven, grill and microwave. Extractor hood. Concealed fridge. and plumbing for a dishwasher. Tall pull out larder storage units. Glass fronted display cabinets. Complementary tiling. Feature vertical radiator. Ample space for a breakfast table and chairs.

Utility Room

Work surfaces with plumbing for a washing machine and space for a freezer. Complementary tiling. Double glazed door to the garden.

Stairs to First Floor

Landing with access to loft space. Dado rail. Double glazed window.





Bedroom One 12'3" x 8'4" (excluding wardrobes) (3.73m x 2.54m (excluding wardrobes))
Double glazed window. Fitted wardrobes with hanging rail and over head storage. Matching bedside cabinets. Radiator.

En-Suite Shower Room
Archway from the bedroom. Built in shower cubicle with wall mounted shower as fitted. Vanity wash hand basin.

Bedroom Two 12'6" x 12'4" (3.81m x 3.76m)
Double glazed window. Fitted wardrobes with hanging rails and overhead storage. Matching drawer unit and bedside cabinets. Radiator.

Bedroom Three 10'0" x 8'5" (3.05m x 2.57m)
Double glazed window. Radiator.

Bedroom Four 10'0" x 8'4" (3.05m x 2.54m)
Double glazed window. Radiator. Fitted wardrobes with matching drawer unit.

Bathroom 12'7 x 6'1 (3.84m x 1.85m)
Modesty double glazed window. Lovely large room comprising a four piece suite to include a large corner shower with wall mounted shower as fitted. Feature bath with shower attachment from the bath taps. Vanity wash hand basin. Low level W.C. Complementary tiling. Chrome ladder heated rail plus modern curved heated towel rail.

Externally
The property stands within a fabulous plot extending to approximately 1/3 acre, the gardens have been beautifully landscaped and provide a super backdrop to this immaculate home. Stunning both inside and out, it will certainly surprise and we are sure you will love it as much as we do.

Garden WC
Ideal for when you are in the garden. Low level W.C. Wash hand basin.

Garage & Carport
Remote control door. Personal door to the utility room. Double glazed window. Carport is located to the side of the garage.

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.

Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

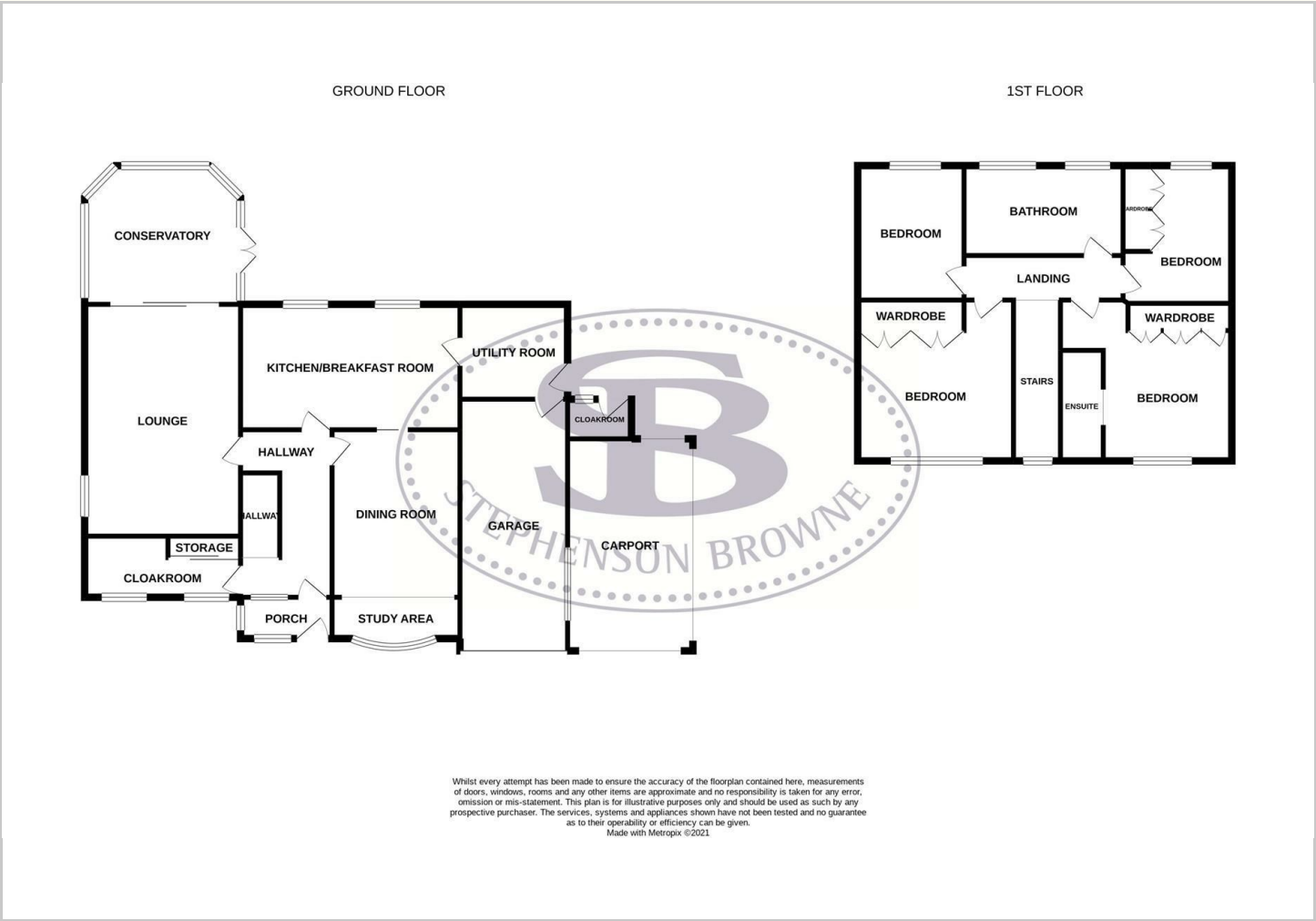
Directions

From the agent's office turn left along Nantwich Road and proceed in the direction of Nantwich. Take the fifth left hand turning into Berkley Crescent then into Rope Bank Avenue. Salander Crescent can be found on the right hand side.





Floor Plans

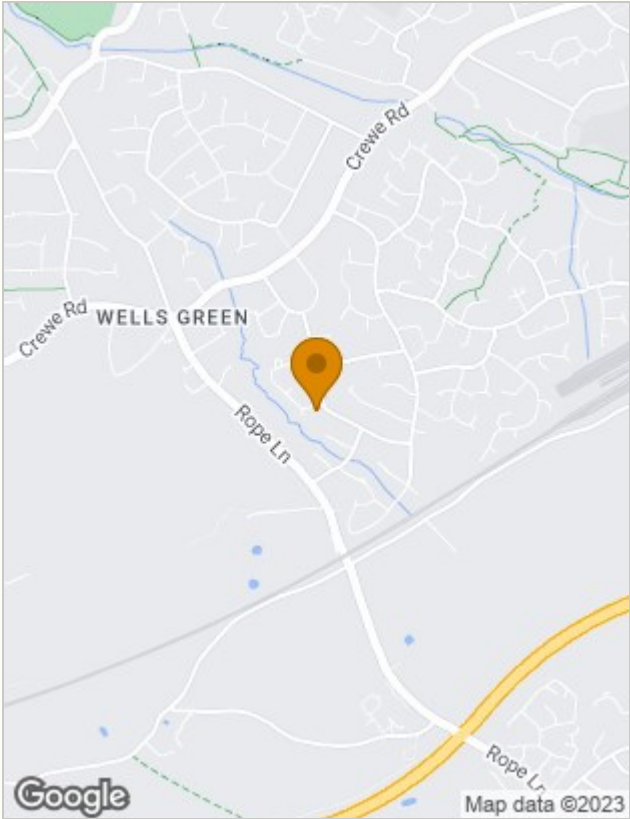


Viewing

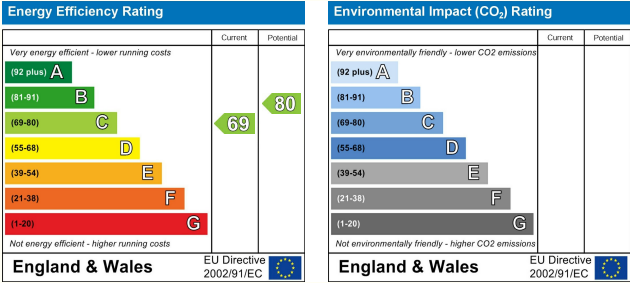
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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