



## 27 Brookland Avenue, Wistaston

£295,000 Freehold



Three bedroom detached attractive true bungalow located in the popular location of Wistaston. Ideal for someone looking to put their own stamp on a property. • Built in approximately 1998 by Messrs Cluttons, renowned local builders. • Open plan dining living room, kitchen, utility room, garden room, family bathroom and three good sized bedrooms. • Expansive driveway with off road parking for multiple cars, integral garage and workshop. • Wrap around low maintenance garden which largely comprises of a patio area and is overlooking the Wistaston Brook.





Located in Wistaston, this charming 3-bedroom detached bungalow presents an enticing opportunity for those seeking a home to put their own stamp on. Constructed circa 1998 by the esteemed local builders, Messrs Cluttons.

Upon entering, one is greeted by an inviting open-plan dining living room, well-appointed kitchen, thoughtfully designed. The property further boasts a separate utility room, a tranquil garden room where natural light abounds, a modern family bathroom, and three generously sized bedrooms, each offering a private sanctuary for relaxation.

Externally, the property exudes kerb appeal with its expansive driveway providing ample off-road parking for multiple vehicles, thus ensuring both convenience and practicality. A notable feature of the abode is the presence of an integral garage and workshop, catering to the storage needs and hobbies of the discerning homeowner.

The focal point of the residence, the wrap-around low maintenance garden, is a tranquil retreat that beckons one to unwind amidst its serene surroundings. Encompassing a predominantly paved patio area, the garden offers a blank canvas for outdoor enjoyment and the creation of al fresco dining spaces with the added allure of picturesque vistas overlooking the meandering Wistaston Brook, instilling a sense of tranquillity and connection with nature.

This property presents an excellent canvas for those with an eye for design and a vision for transforming a dwelling into their dream home. Combining modern amenities with timeless appeal, this home epitomises the allure of comfortable living within a serene and well-connected community. With its superb location, abundance of living space, and scope for personalisation.

### **Location**

The quaint Cheshire village of Willaston offers a range of handy and convenient amenities while the larger market town of Nantwich is just a short drive away and boasts a plethora of independent businesses including cafes, restaurants, pubs, bars and boutiques, as well as larger supermarkets and highly accredited primary and secondary schools. Those needing to commute will have little concern thanks to the conveniently accessible A500 and M6 road links while Crewe railway station offers direct links to larger cities all across the country.



Charming 3-bed bungalow in Wistaston offers an open dining living room, modern kitchen, and tranquil garden room. Ample parking, garage, and workshop. Low maintenance garden with brook views.

Council Tax band: E

Tenure: Freehold

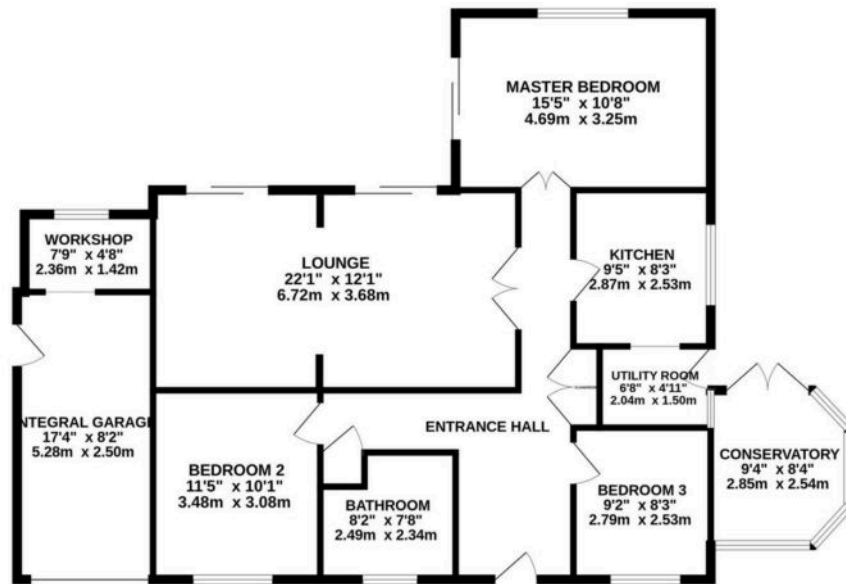
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





GROUND FLOOR  
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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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