



## 44 Teal Way, Wistaston

£425,000 Freehold



Spacious living room with a large bay window across the front, filling the room with natural light and creating a warm, inviting space for relaxing or entertaining. • Modern kitchen/diner with white cabinets, grey worktops, integrated appliances, cosy seating, dining area, and French doors leading out to the garden. • Master and second double bedrooms both have private ensuites, with built-in wardrobes in bedroom two and modern showers for added convenience. • Private rear garden mostly laid to patio with two sizeable flower beds and a seating area, perfect for relaxing or entertaining in the warmer months. • Excellent location within walking distance to Wistaston village, playground, Joey the Swan park, plus nearby pub and The Rising Sun restaurant.





Tucked away in the desirable village of Wistaston, this impressive four-bedroom detached home offers a perfect blend of modern style, comfort, and functional living—ideal for families or anyone seeking space and flexibility in a peaceful residential setting.

As you step inside, you're greeted by a bright and spacious entrance hallway that leads into a generously sized living room. This welcoming space is bathed in natural light, thanks to an expansive bay window that stretches across the front of the room. It creates a lovely focal point and adds a sense of openness and warmth, making it the perfect spot to relax, read a book, or gather with family and friends.

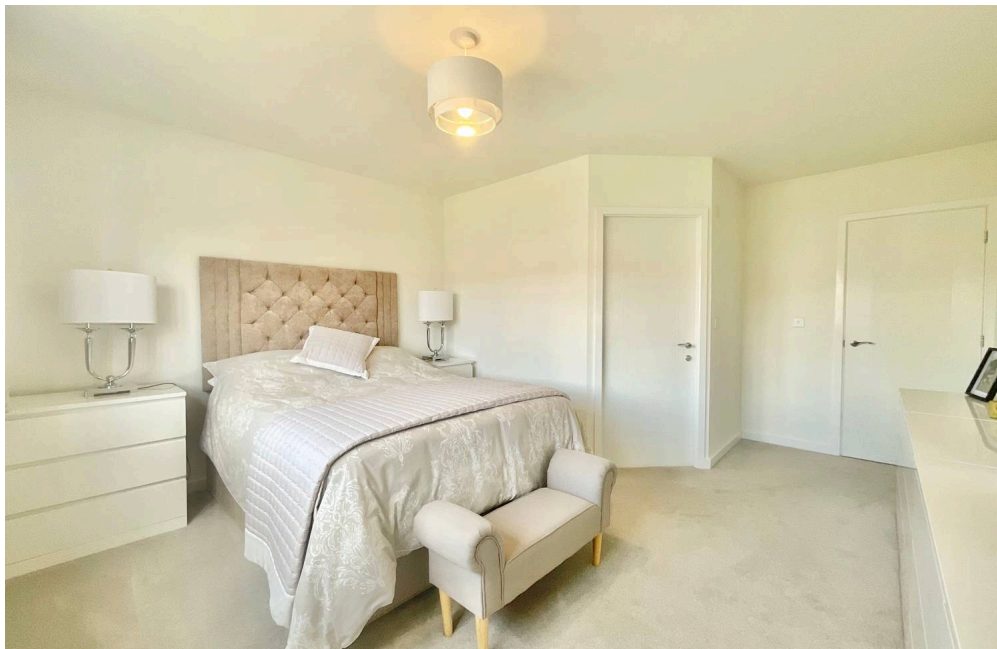
To the rear of the home lies a stunning open-plan kitchen and dining area, designed with both everyday living and entertaining in mind. The kitchen itself is sleek and contemporary, featuring crisp white cabinetry paired with smooth grey work surfaces for a clean, modern aesthetic. Integrated appliances—including an oven, induction hob, fridge, freezer, and dishwasher—are all neatly built in, creating a seamless and highly functional space. A tucked-away utility area provides room for a washing machine and dryer, helping to keep the main living areas clutter-free. This generous space also includes a cosy sitting area, perfect for enjoying a morning coffee or hosting casual conversations, as well as a designated dining area ideal for family meals or entertaining guests. French double doors open out onto the rear garden, creating a lovely indoor-outdoor flow and filling the space with natural light. A stylish ground-floor WC, cleverly positioned beneath the stairs, completes the downstairs layout.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The master suite is a true retreat, offering ample space for a king-size bed and additional furniture. It also benefits from a private ensuite shower room, complete with a walk-in enclosure, dual shower heads—including a luxurious rainfall option—and under-sink storage to keep the space sleek and organised. The second bedroom is another generous double, featuring built-in wardrobes with sliding doors and its own modern ensuite with a walk-in shower, making it perfect for guests or older children. The third bedroom offers similar proportions, with plenty of room for freestanding furniture and flexible use as a guest room or home office. The fourth bedroom is slightly smaller but highly versatile; currently used as a dressing room by the owners, it includes two built-in wardrobes, one of which could easily be removed to create a more open space or repurpose the room as a dedicated study or hobby room.

The main family bathroom is beautifully finished and provides a peaceful spot to relax, featuring a full-sized bathtub ideal for a long soak after a busy day.

The property also benefits from an integrated garage, accessible from both the front of the home and via an internal door. This offers excellent storage space or the potential for conversion—whether you're envisioning a home gym, office, or an additional reception room.

Outside, the rear garden is private and thoughtfully landscaped with ease of maintenance in mind. Predominantly laid to patio, it offers a wonderful setting for outdoor dining, summer barbecues, or simply relaxing in the sun. Two sizeable flower beds add a splash of greenery and seasonal colour, while a designated seating area provides the perfect spot to unwind during the warmer months.

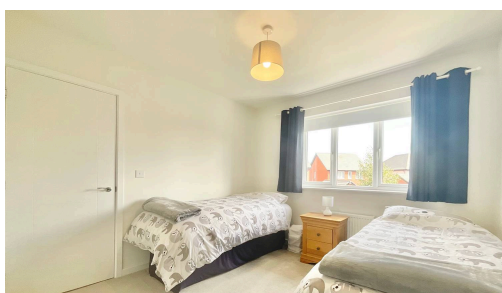


Tucked away in the desirable village of Wistaston, this impressive four-bedroom detached home offers a perfect blend of modern style, comfort, and functional living. Council Tax band: TBD

Tenure: Freehold

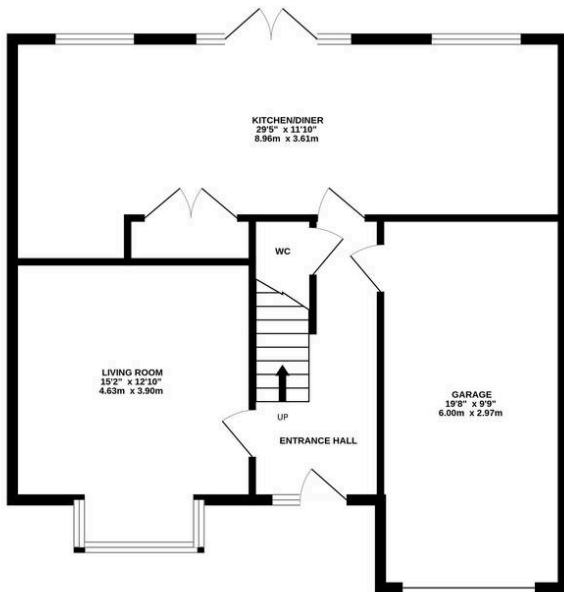
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

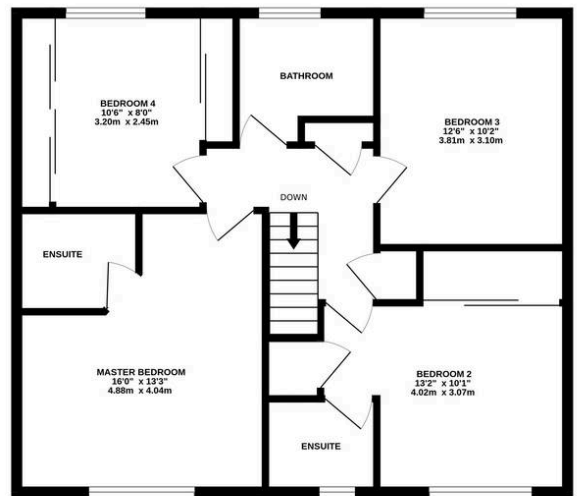




GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



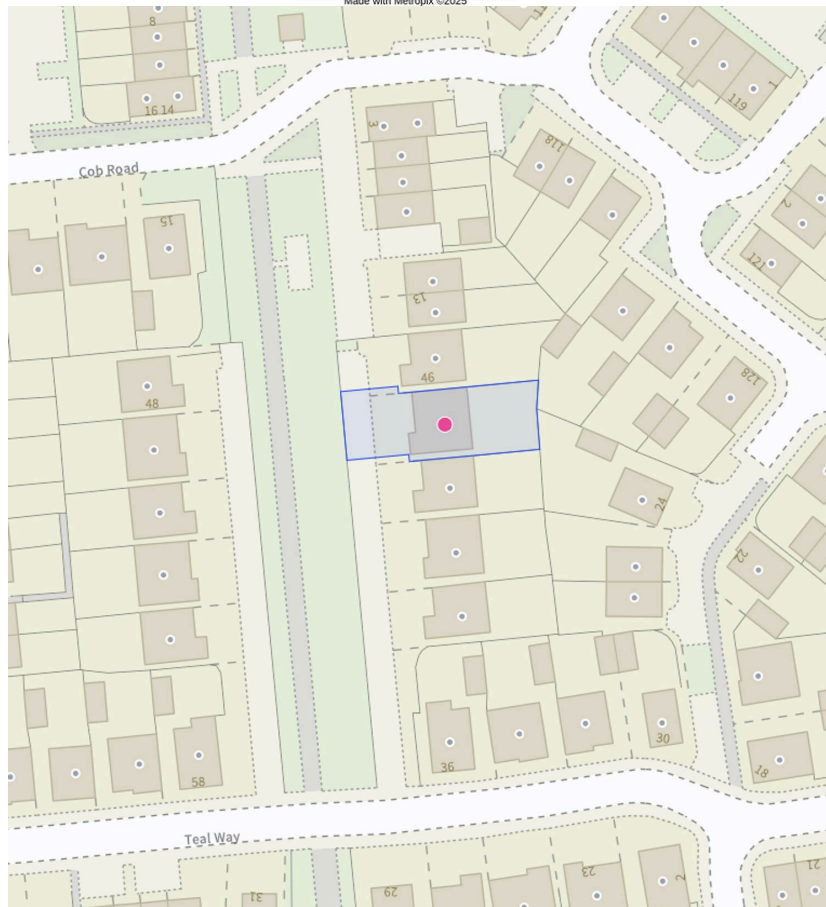
1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.4 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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