

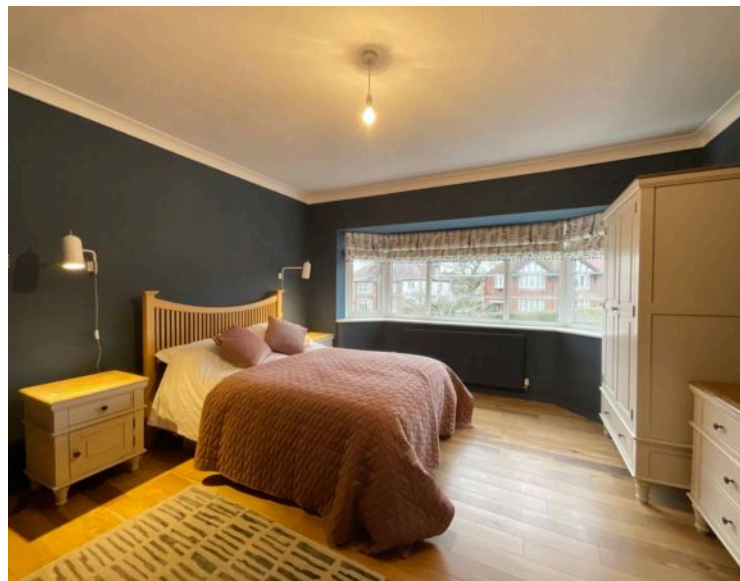


37 Berkeley Crescent, Wistaston

£350,000 Freehold



Modern, well-presented interior throughout with spacious and light-filled rooms. • Generous living room with large bay window and wood burner. • Sleek open-plan kitchen/diner with integrated appliances, breakfast bar, utility room, and WC. • Three bedrooms including two large doubles, plus a stylish bathroom with bath and walk-in rainfall shower. • Excellent outdoor space with patio, side lawn for gardening, garage, additional storage room, and ample driveway parking.



Situated in the popular area of Wistaston, this attractive three-bedroom semi-detached home offers spacious accommodation with a bright, modern interior throughout, making it ideal for families, professionals, or those looking to upsize.

The living room is a generous and welcoming space, finished in a contemporary style and enhanced by a large bay window that floods the room with natural light. A wood burner provides a cosy focal point while blending perfectly with the modern feel of the home.

To the rear, the kitchen/diner has been designed with modern living in mind, offering a sleek and stylish layout with a seamless flow between cooking, dining, and socialising. The kitchen is fitted with integrated appliances including an oven, microwave, dishwasher, fridge, and freezer, and also benefits from a breakfast bar, adding both functionality and a sociable touch.

A separate utility room provides space for a washing machine and includes a dedicated sink, keeping the main kitchen clutter-free. There is also a conveniently positioned downstairs WC.

Upstairs, bedroom one is a spacious double room with a large bay window, continuing the light and modern feel found throughout the property. Bedroom two is similar in size and also offers comfortable double accommodation. Bedroom three is slightly smaller and is currently used as an office, making it ideal as a guest room, hobby space, or home workspace.

The main bathroom is finished to a modern standard and features both a bath and a separate walk-in shower with dual shower heads, including a rainfall shower, offering both practicality and a touch of luxury.

Externally, the property benefits from a garage for secure parking or storage, along with an additional storage room to the rear of the property. The patio area is ideal for outdoor dining, entertaining, or enjoying the warmer weather, while the driveway provides ample off-road parking. In addition, there is a lawned area running down the side of the property, perfect for keen gardeners or those looking for extra outdoor space.

This modern, well-maintained home combines contemporary interiors with practical living spaces in a desirable residential location.

Location

The charming 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.



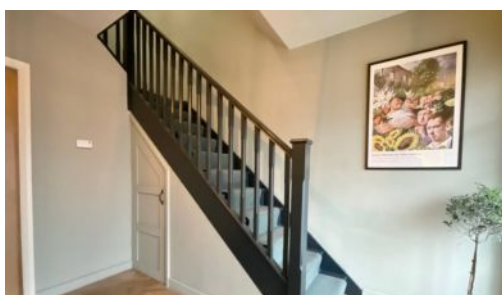
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Council Tax band: D

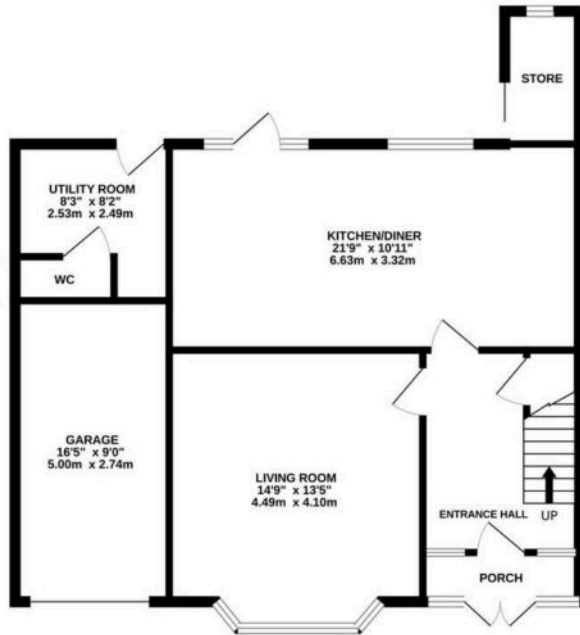
Tenure: Freehold

EPC Energy Efficiency Rating: C

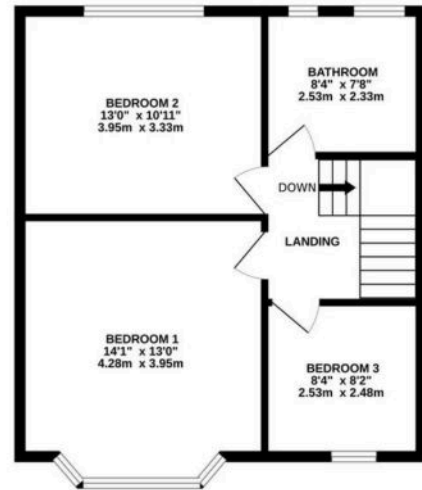
EPC Environmental Impact Rating: C



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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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