



### 3 Coleridge Way

CW1 5JW

£125,000



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STEPHENSON BROWNE



Stephenson Browne are delighted to bring to the market this semi detached true bungalow which has no buying chain involved. The bungalow is set within a much sought after and highly regarded residential area close to all local amenities to include a doctors and dentist surgery and is only a short drive from the retail park, lifestyle centre and town centre. The property will require a scheme of improvement both inside and out standing within good size gardens with ample parking which extends to the side of the property leading to the garage. Internally the accommodation features and entrance hall, a good size kitchen, large lounge diner, bathroom and two double bedrooms. Externally there is a great size garden which with some thought and imagination will provide a lovely backdrop to this home. The property has double glazing, garage and timber sheds, it is worthy of an early inspection.

#### Lounge

18'1" x 12'0" (5.513m x 3.664m)

Double glazed window. Tiled fire surround with electric fire as fitted. TV point.

#### Kitchen

8'8" x 7'11" (2.660m x 2.422m)

Double glazed door and window to the side. Sink unit comprising a one and a half bowl sink unit. Base and wall until. Electric cooker. Plumbing for a washing machine. Space for a fridge. Built in storage.

#### Inner Hallway

Built in airing cupboard. Access to loft space.

#### Bedroom One

11'3" x 9'11" (3.451m x 3.039m)

Double glazed window.







### **Bedroom Two**

10'0" x 9'0" (3.055m x 2.755m)

Double glazed window.

### **Bathroom**

Modesty double glazed window. Suite comprising a panel bath. Pedestal wash hand basin. Low level W.C. Complementary tiling.

### **Externally**

The property stands within a good size plot with gardens to the front and rear.

### **Garage**

Garage with timber workshops.

### **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.

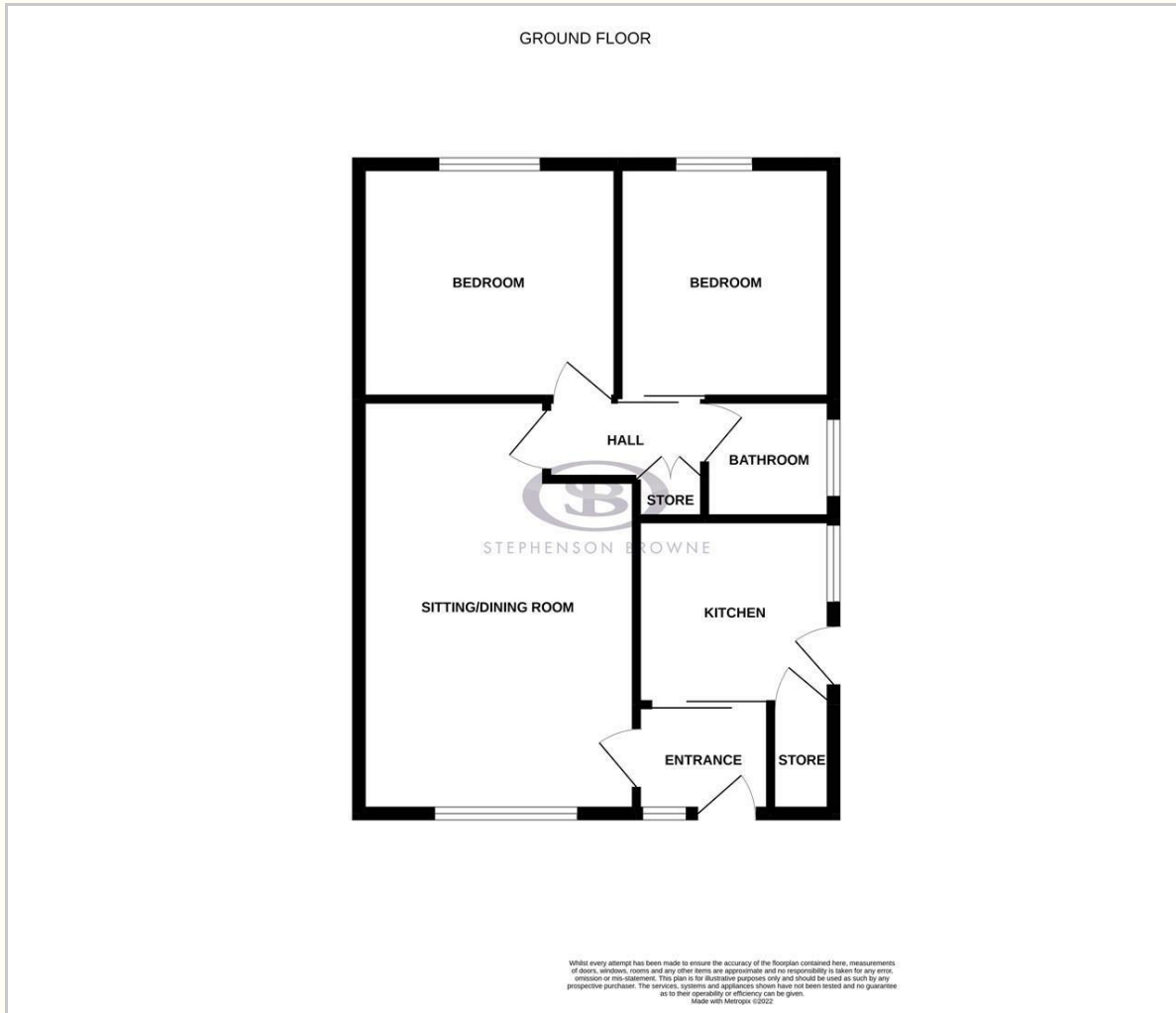
### **Land Registry**

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.





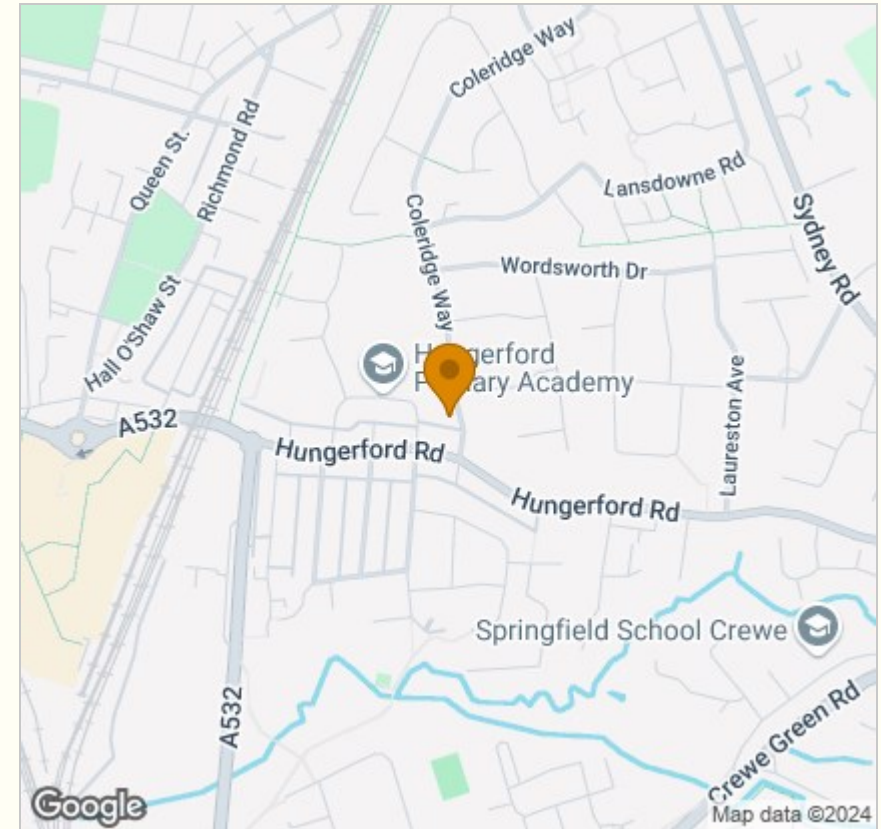
## Floor Plan



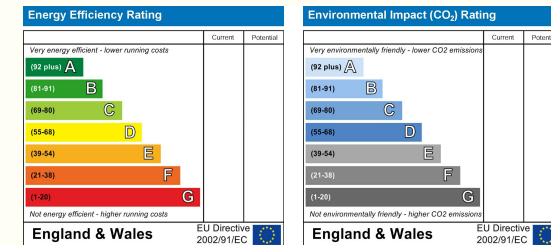
## Viewing

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

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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