

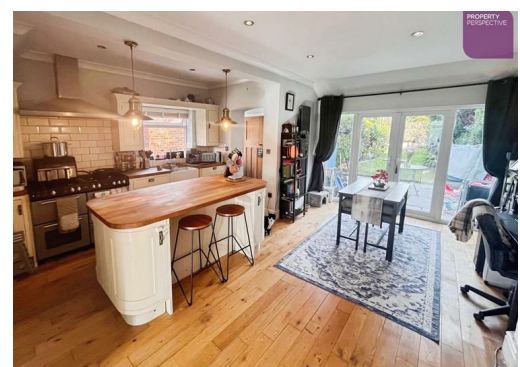


Mablins Lane, Crewe, CW1 3RF

£190,000

*** Guide Price of £190,000 - £200,000 ***

Well presented 3 bedroom semi detached home situated in a desirable location within Crewe. Items of note include walk in bay windows to lounge and bedroom 1 plus French doors to rear. Modern kitchen with integrated appliances. Well presented gardens with off road parking leading to single garage.



12 Mabllins Lane, Crewe, CW1 3RF

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We are delighted to offer for sale this well presented semi detached house located within an established residential location with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances. Items of note include the integrated log burner within the dining kitchen, French doors to rear plus the modern bathroom. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 bedrooms plus a family bathroom off the first floor landing.

The property has well presented gardens front and rear. There is a driveway leading to a single garage to the side.

Tenure - Freehold
Council Tax - Band C

The property comprises.

Ground Floor

Entrance Hall

With fitted flooring.

Lounge 13'5" x 10'2" (4.11m x 3.12m)

Walk in bay window to front. With fitted flooring.

Dining Kitchen 16'7" x 15'8" (5.06m x 4.78m)

Featuring a comprehensive range of modern wall and base units with

complimenting wooden worktops plus island. Integrated fridge and dishwasher plus integrated log burner. French doors to rear for garden access. With fitted flooring.

WC 4'4" x 2'5" (1.33m x 0.75m)

Featuring modern white sanitary ware plus tiling. With fitted flooring.

First Floor

Landing

With fitted flooring, and hatch into loft which is accessed by ladder.

Bedroom 1 13'5" x 10'2" (4.11m x 3.12m)

Featuring walk in bay window to front. With fitted flooring.

Bedroom 2 10'8" x 10'1" (3.27m x 3.09m)

With fitted flooring.

Bedroom 3 8'3" x 5'10" (2.52m x 1.80m)

With fitted flooring.

Bathroom 5'9" x 5'9" (1.76m x 1.76m)

Featuring shower with screen to bath, modern white sanitary ware and tiling. With fitted flooring

External

The property has well presented gardens front and rear. There is a driveway leading to a single garage to the side.





