



22 Ernest Cope Road
CW1 4GW
£210,000



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STEPHENSON BROWNE

It is with great pride that Stephenson Browne offer for sale this CHAIN FREE semi-detached home on Ernest Cope Road! Ideal for first time buyers, this presents a fantastic opportunity for those looking for a stress free move.

One of the highlights of this property is its location, sat on the cusp Bloor Homes' Saxon Gate development. Facing mature hedgerows, there is minimal disruption whilst remaining conveniently placed close to amenities, countryside walks and schools - not to mention only a short drive from Leighton Hospital and Bentley Motors!

Briefly, the accommodation is comprised of a modern fitted kitchen, a large living space with access to the rear garden off, with a downstairs W.C. completing the ground floor. To the first floor, you will find three well proportioned bedrooms, and the sleek family bathroom with shower over the bath.

The rear garden at this property is low maintenance, meaning it can be enjoyed all year round with little to no work required. To the front there is driveway parking for two vehicles.

Don't miss the chance to make this property your own - call us today for more information.

Hallway

Kitchen

8'6" x 9'10" (2.6m x 3m)

Living Room

15'5" x 14'5" (4.7m x 4.4m)

Downstairs W.C.

5'6" x 2'11" (1.7m x 0.9m)

Stairs to First Floor





Bedroom One
8'2" x 13'1" (2.5m x 4m)

Bedroom Two
8'2" (widest point) x 14'5" (2.5m (widest point) x 4.4m)

Bedroom Three
7'10" x 10'9" (longest point) (2.4m x 3.3m (longest point))

Family Bathroom
6'6" x 9'6" (2m x 2.9m)

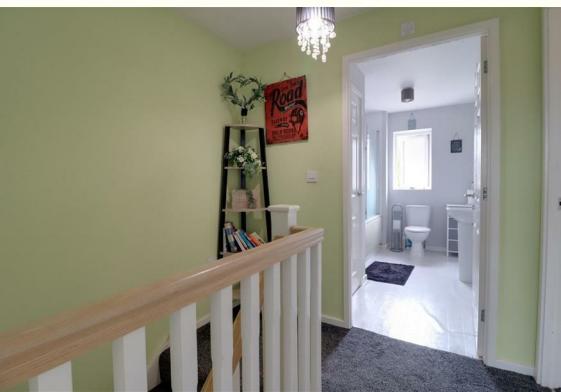
Council Tax
Band B.

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.

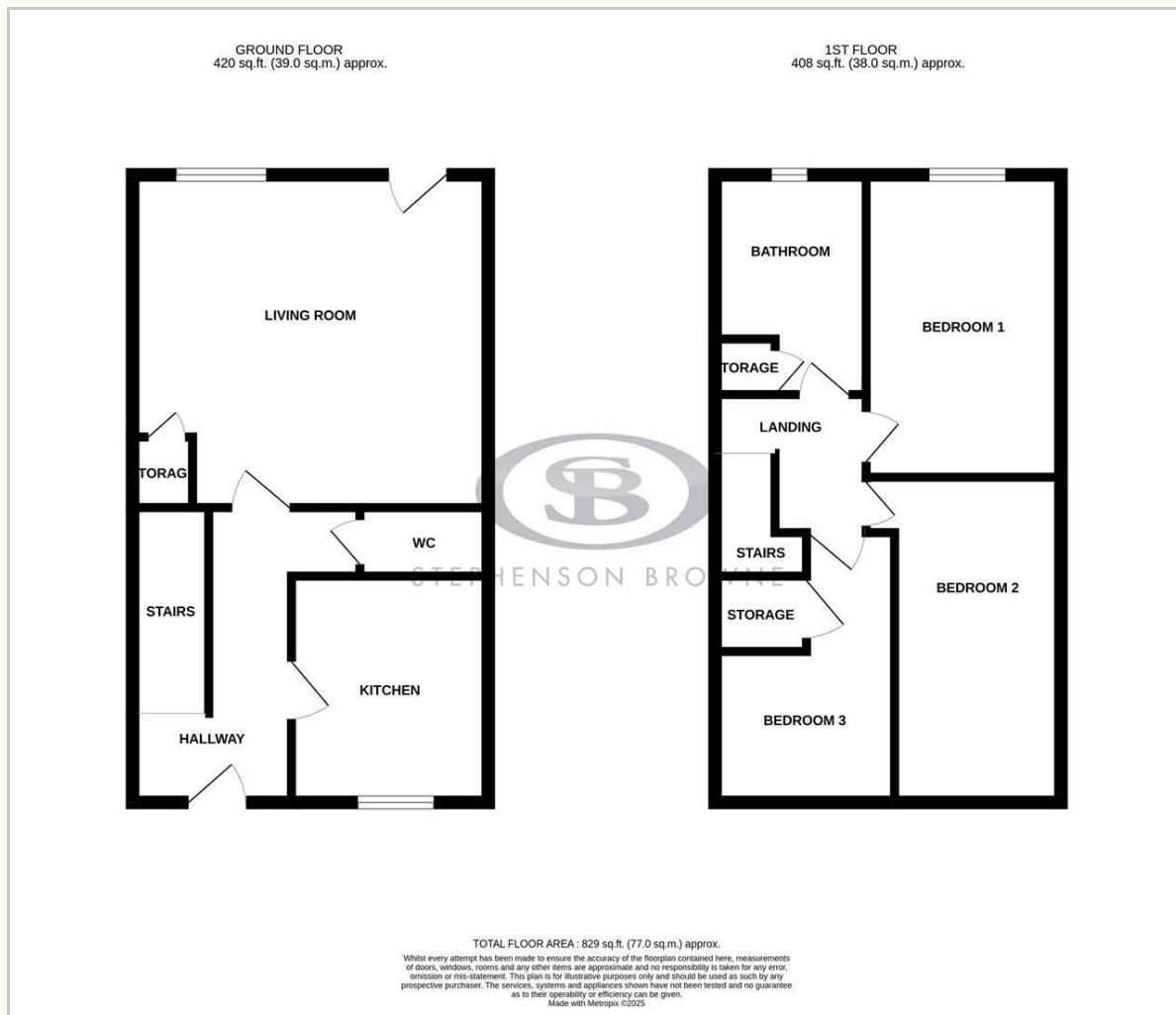
AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why choose us?
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



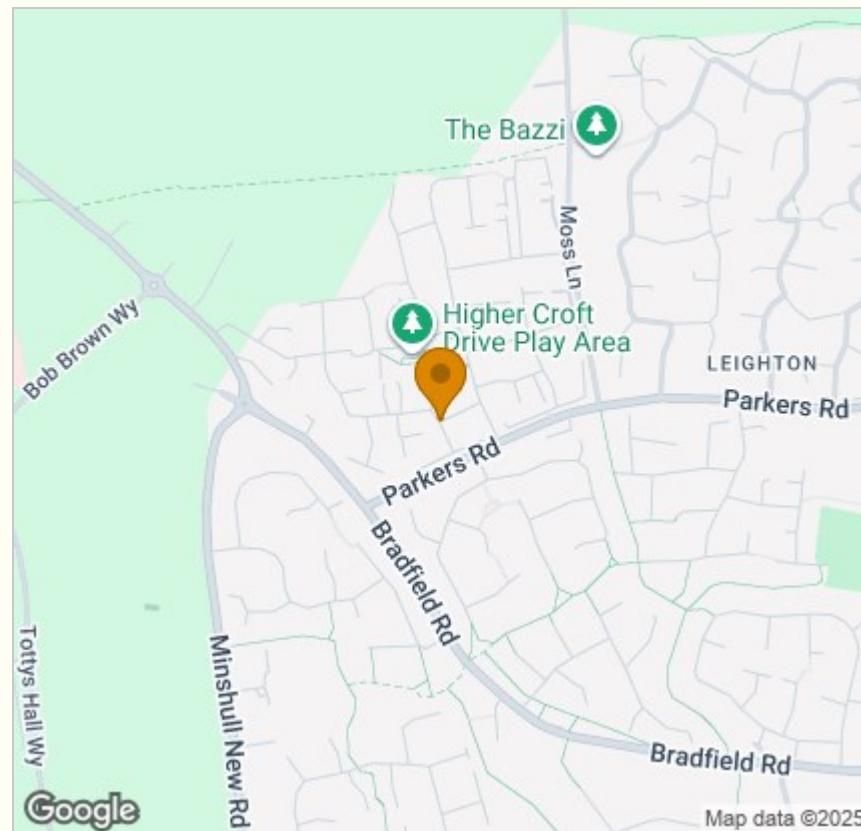
Floor Plan



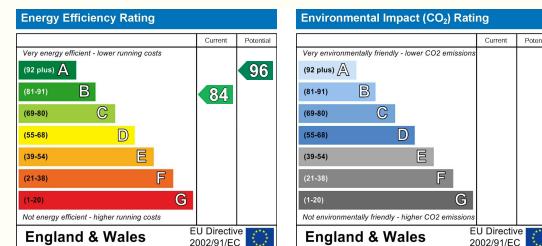
Viewing

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 item; (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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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