



**4 Lingfield Drive**

CW1 3TA

**Offers Over £140,000**



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STEPHENSON BROWNE







## 4 Lingfield Drive

- No Buying Chain
- Large Lounge
- Lovely Gardens
- 3 Bedrooms
- Ample Parking & Garage
- Sought After Location

Stephenson Browne can't say enough that an early viewing is highly recommended of this deceptively spacious semi detached bungalow which occupies a prime position within a most popular and sought after residential area. The property is offered for sale with no buying chain involved and stands within lovely sized landscaped gardens alongside a driveway providing ample off road parking leading to the garage. The accommodation should suit a wide variety of needs and comprises of a spacious entrance hall with all rooms off. The lounge is an excellent size and overlooks the lovely garden which is a great size. The kitchen has a range of fitted units and there are three bedrooms and a bathroom which completes the accommodation. The property has double glazing, gas central heating, and is ready for the next owner to really put their own stamp on this lovely home. Ring us today to secure your viewing!



### Entrance Hall

Double glazed door with glass side panel. Cupboard housing meters. Radiator.

### Lounge

14137'1" x 11958'7" (4309 x 3645)

Double glazed window to the rear. Brick built fireplace with coal effect gas fire as fitted. Radiator.

### Kitchen

13730'3" x 10620'0" (4185 x 3237)

Two double glazed windows. Range of fitted units comprising a single sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Space for washing machine, fridge and cooker point. Complementary tiling. Radiator. Wall mounted gas fire with back boiler behind. Tiled floor.

### Bedroom One

13064'3" x 8106'11" (3982 x 2471)

Double glazed window to the front. Fitted wardrobes. Radiator.

### Bedroom Two

8969'9" x 8579'4" (2734 x 2615)

Double glazed window to the front. Radiator.





### Bedroom Three

8973'1" x 7050'6" (2735 x 2149)

Double glazed window to the side. Radiator.

### Bathroom

Modesty double glazed window to the side. Radiator. Full coloured suite comprising a bath, pedestal wash hand basin and low level W.C. Complementary tiling. Storage cupboard housing the cylinder tank.

### Externally

The property stands nicely back from the road behind a neat garden and a driveway. The garage is to the rear. The garden to the rear is an excellent size, enclosed and features a patio and lawn, flower beds, shrubs and trees.

### 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. PLEASE NOTE the title is possessory title and not absolute.

### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

### Directions

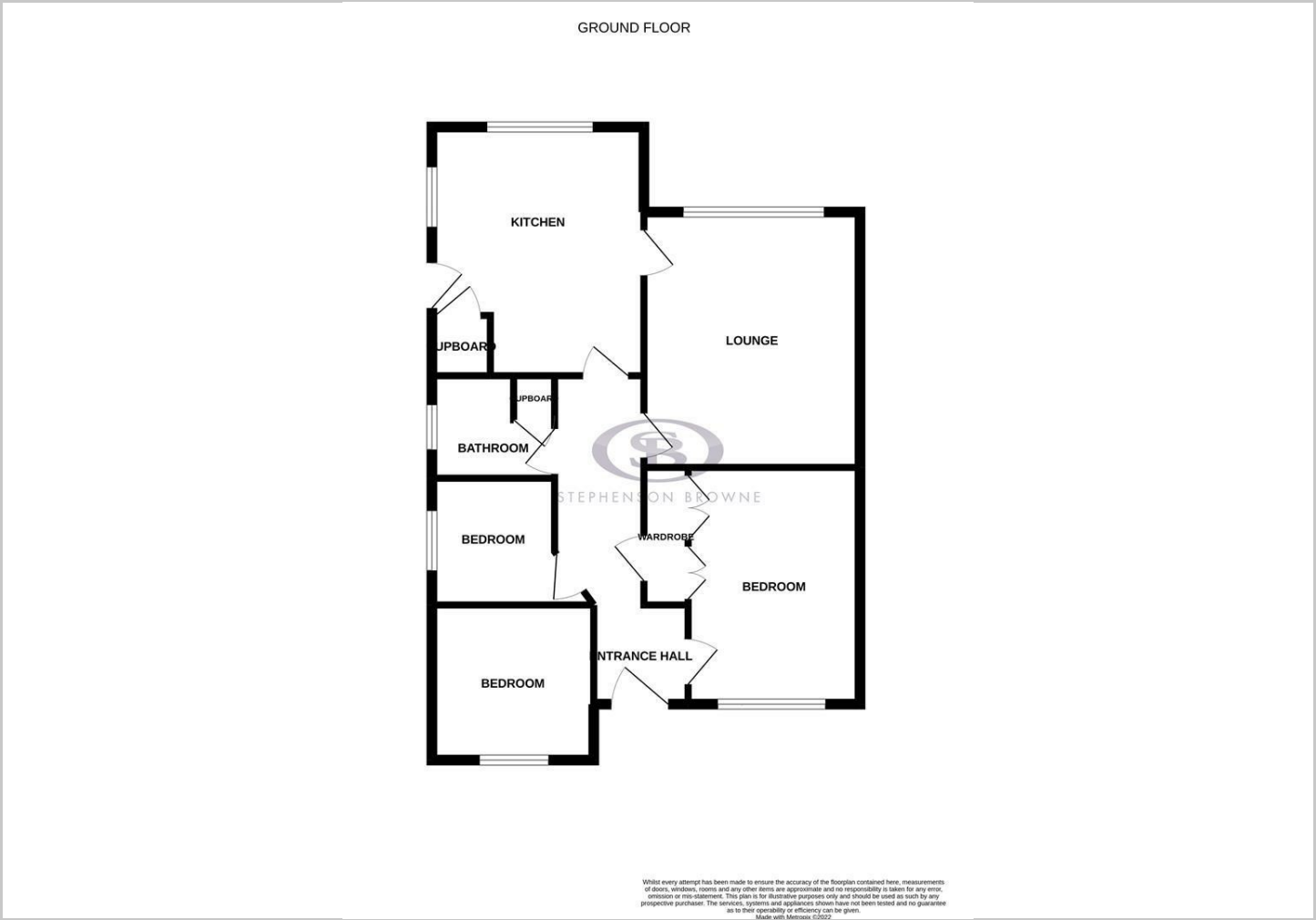
From the agents office proceed into Ruskin Road and continue to the end turning left into Alton Street and first right into Flag Lane. Continue to the third set of traffic lights. Carry on through the traffic lights past the cemetery on your right hand side and take the third left hand turn into McLaren Street. Lingfield Drive is the second right turn off. The property is clearly identified by our 'For Sale' sign.







Floor Plans

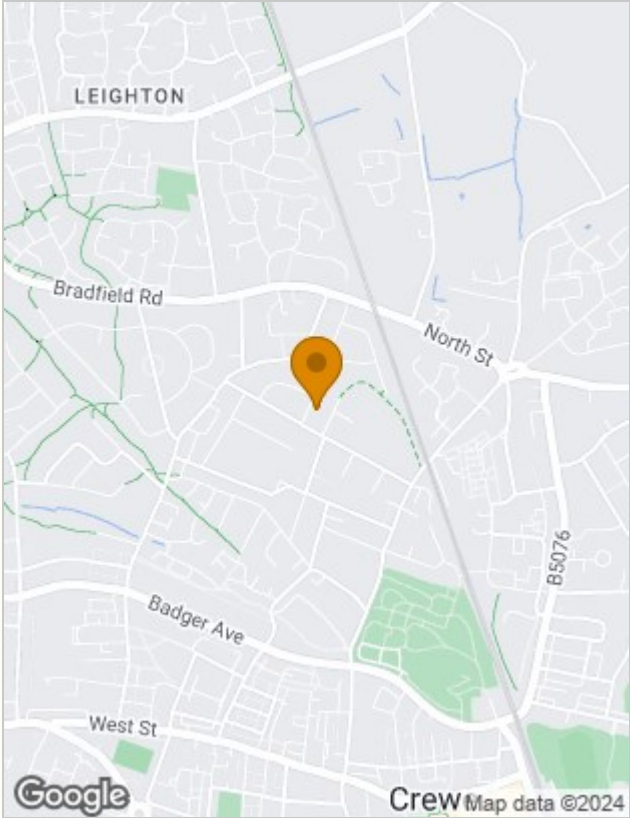


Viewing

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

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

Location Map



Energy Performance Graph

