



53 COLERIDGE WAY, CW1 5JX

£170,000



STEPHENSON BROWNE

We are sure that all prospective buyers will be delighted upon visiting this lovely semi detached bungalow which stands proud within Coleridge Way. It is offered for sale with no buying chain involved allowing you to move in with the minimum of fuss. This delightful bungalow offers a perfect blend of comfort and convenience, making it an ideal home for a wide variety of buyers. With two spacious double bedrooms, this property provides ample room for relaxation and personal space.

The interior of the bungalow is designed to create a warm and inviting atmosphere, beautifully presented perfect for both entertaining guests or enjoying quiet evenings at home. With large windows throughout this home is bright and inviting, the well appointed living areas flow seamlessly, enhancing the sense of space and light throughout the property.

One of the standout features of this home is its beautifully landscaped gardens, which offer a serene outdoor retreat. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, the gardens provide a picturesque setting for all your outdoor activities.

Additionally, the property boasts a convenient driveway and garage, ensuring that parking is never a concern. This practical feature adds to the overall appeal of the bungalow, making it a highly desirable option for potential buyers or renters.

We highly recommend viewing this property, as it is sure to impress with its charm and functionality. Don't miss the opportunity to make this lovely bungalow your new home.

### **Entrance Hall**

**Lounge/Diner**  
18'3" x 11'10" maximum (5.582m x 3.623m maximum)

**Kitchen**  
8'5" x 7'9" (2.570m x 2.379m)

### **Inner Hallway**

**Bathroom**  
6'6" x 5'7" (2.005m x 1.721m)





### **Bedroom One**

11'3" x 9'11" (3.453m x 3.035m)

### **Externally**

Beautiful gardens to both front and rear, lovely block paved driveway providing invaluable off road parking.

### **Garage**

Up and over door.

### **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.

### **Tenure**

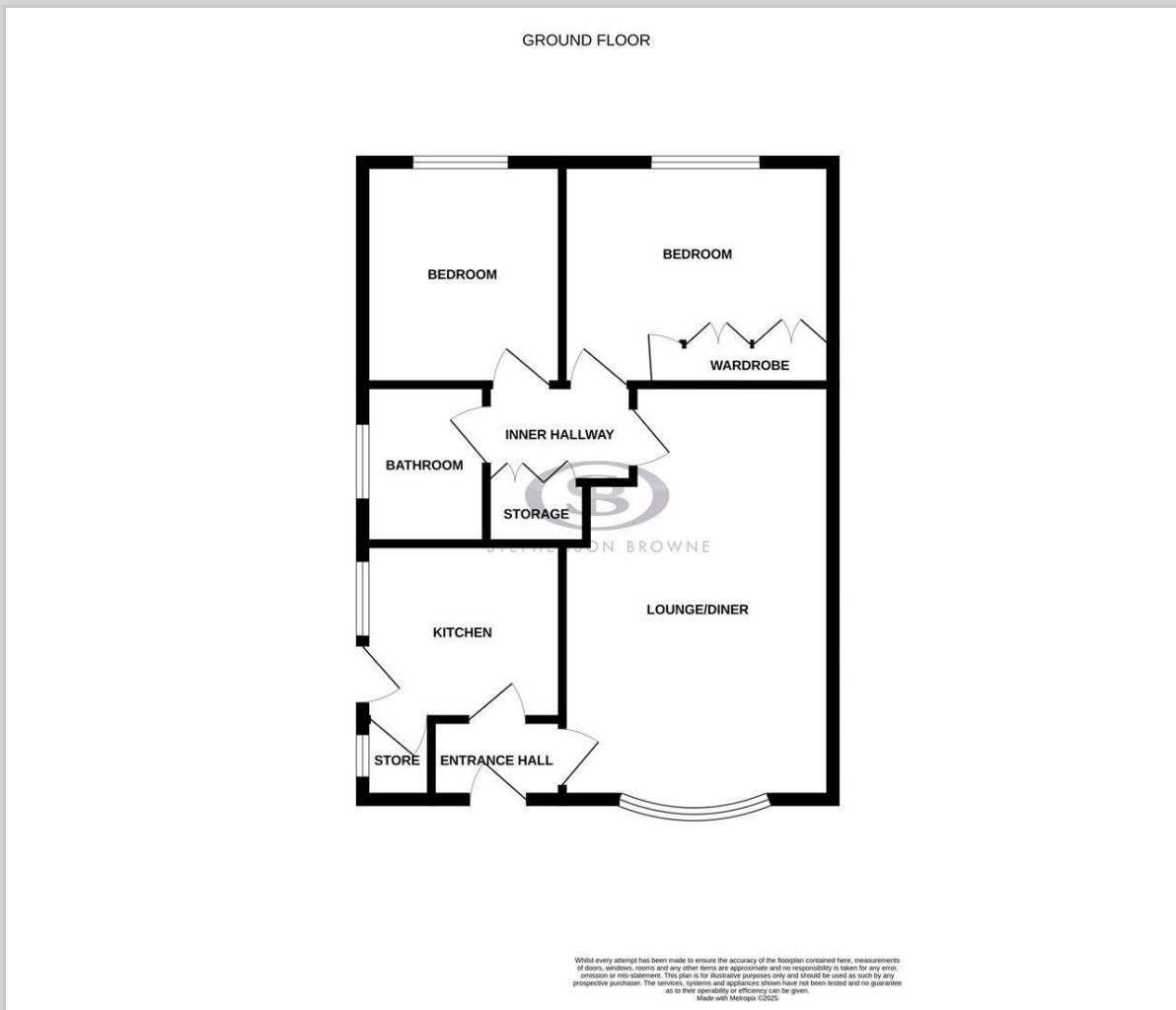
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Council Tax**

Band B



## Floor Plan

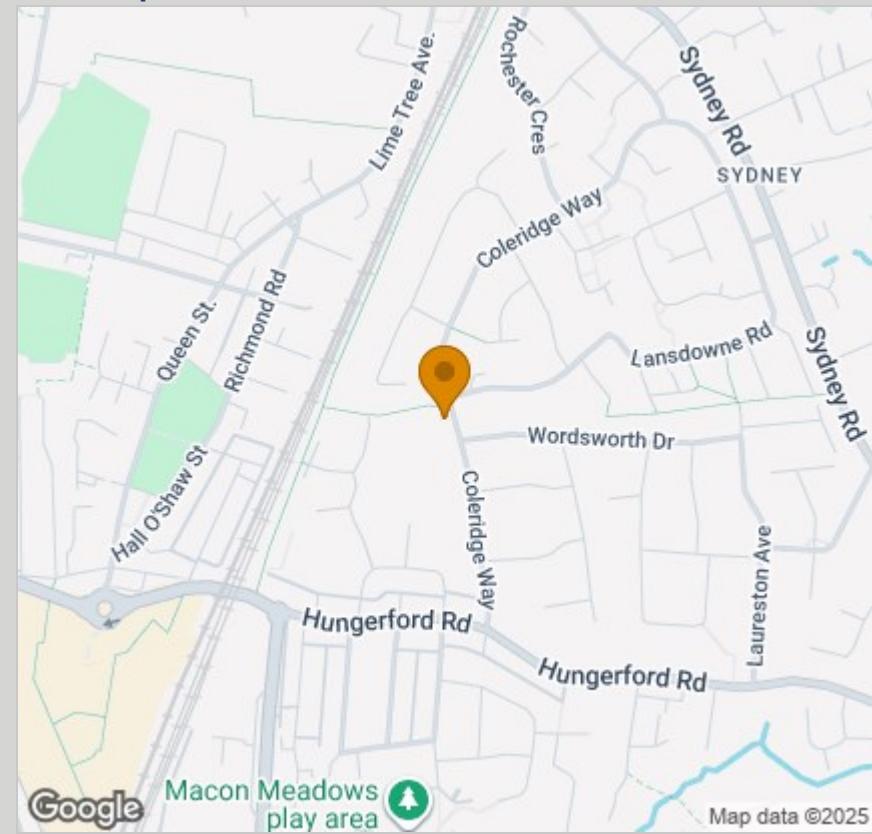


## Viewing

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

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

## Area Map



## Energy Efficiency Certificate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	76	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		