



4 Coppenhall Lane

CW2 8TT

£239,000



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STEPHENSON BROWNE



Built in 1894, Adlington House boasts traditional features throughout with an attractive frontage. This charming detached house is offered for sale with no onward chain and comes well-presented and is ready for a course of modernisation throughout. Particular mention must also be made of the generous room proportions, with a large front living room and dining room, generous kitchen and utility with a recently re-fitted shower room, and three bright double bedrooms. The property is approached via a private, gated frontage and driveway providing off-road parking. To the side is an enclosed garden laid mainly to lawn and bordered by mature hedging. A flagged patio area provides the perfect spot for outdoor dining and entertaining whilst the south-westerly aspect allows for enjoying ample afternoon and evening sun. There is further outdoor storage via the outbuilding and a workshop. The property is situated within easy walking distance of several local amenities including shops, takeaways and gyms as well as the playing fields opposite. It is also worth noting that major employers such as Bentley Motors and Leighton Hospital are only a short distance away. Call us today to secure your viewing!

#### **Entrance Hall**

Approached through upvc door with stained glass windows.

#### **Living Room**

11'8" x 19'1" (3.56m x 5.84m)

Front aspect window. Feature working fire place. Access to conservatory. Radiator.

#### **Dining Room**

8'5" x 12'4" (2.59m x 3.78m)

Front aspect window. Radiator.

#### **Conservatory**

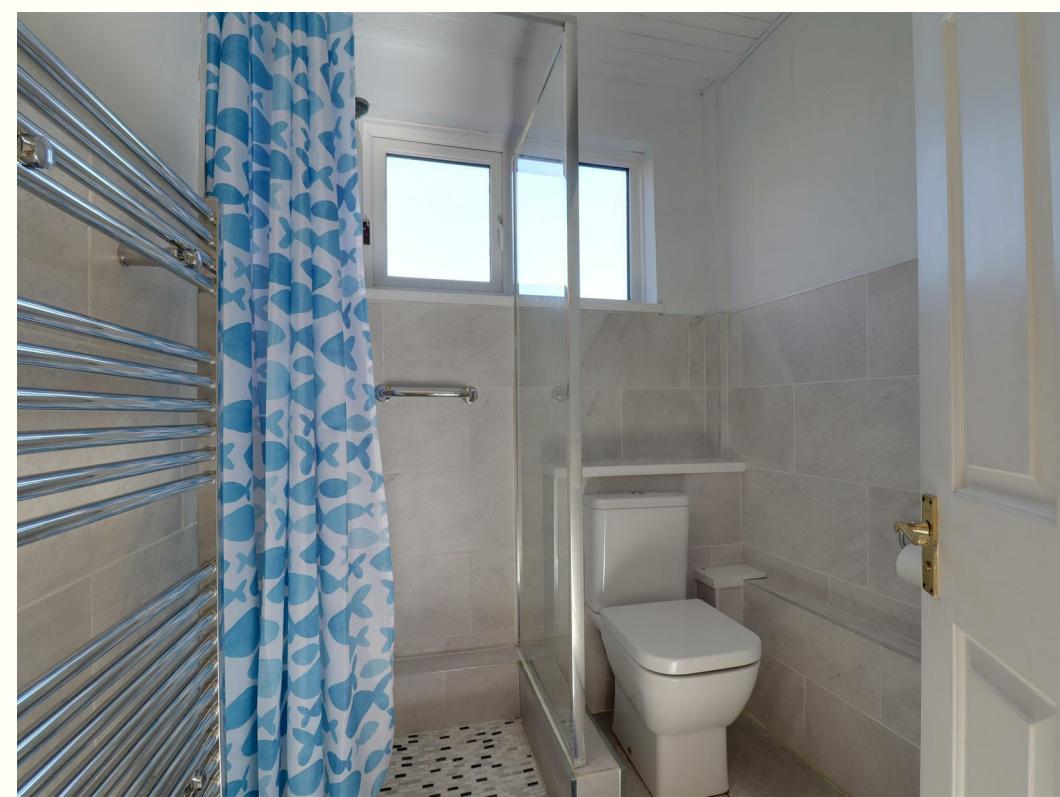
10'1" x 9'10" (3.09m x 3.01m)

Tiled flooring. French doors to the garden.

#### **Kitchen**

8'4" x 10'9" (2.55m x 3.29m)

Having a range of wall, base and drawer units with a stainless steel sink and worktops over. The kitchen has a slot in cooker with space for an under counter fridge.





#### Utility Room

11'7" x 5'0" (3.54m x 1.54m)

Wall mounted Baxi boiler which was fitted in January. The utility has space and plumbing for a washer and dryer and has a stainless steel sink with a rear aspect window.

#### Shower Room

Modern shower room which was re-fitted two years ago, comprising a walk in shower, low level WC and pedestal wash basin with a chrome towel radiator and side aspect window.

#### Landing

#### Bedroom One

10'11" x 12'4" (3.34m x 3.78m)

Front aspect window. Built-in wardrobes. Built-in storage cupboard. Radiator.

#### Bedroom Two

11'8" x 12'5" (3.57m x 3.80m)

Front and side aspect window. Loft access. Radiator.

#### Bedroom Three

12'4" x 7'9" (3.77m x 2.37m)

Side aspect window. Radiator.

#### Bathroom

Panelled bath with shower over. Low-level WC. Pedestal wash basin. Chrome towel radiator. Rear aspect window. Vinyl flooring.

#### Externally

The property has a workshop and outbuilding ideal for storing garden tools and furniture. The property also has a flagged patio to the rear with access round the side where you will find a small private lawned garden with mature hedges for privacy.

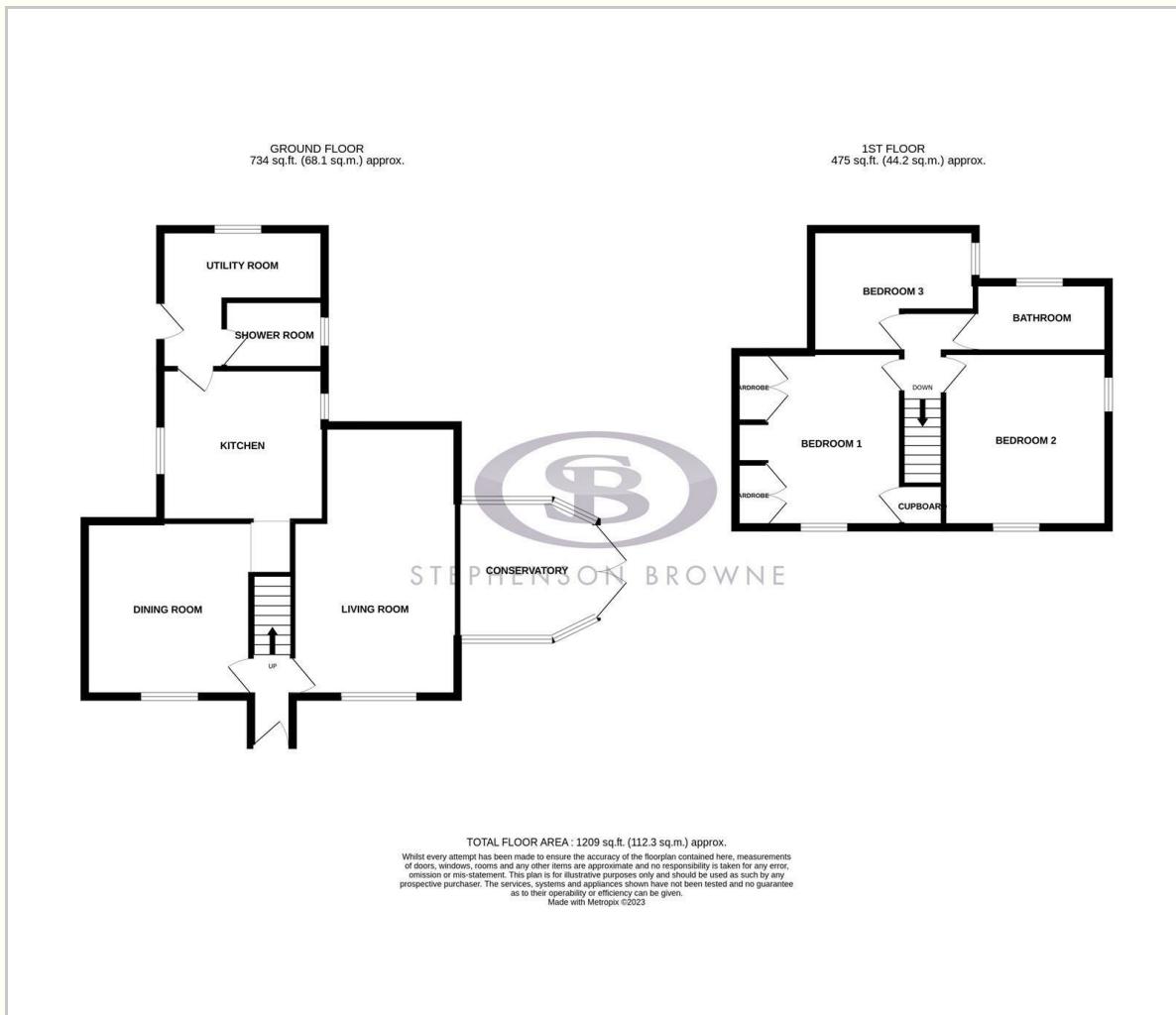
#### Tenure

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.

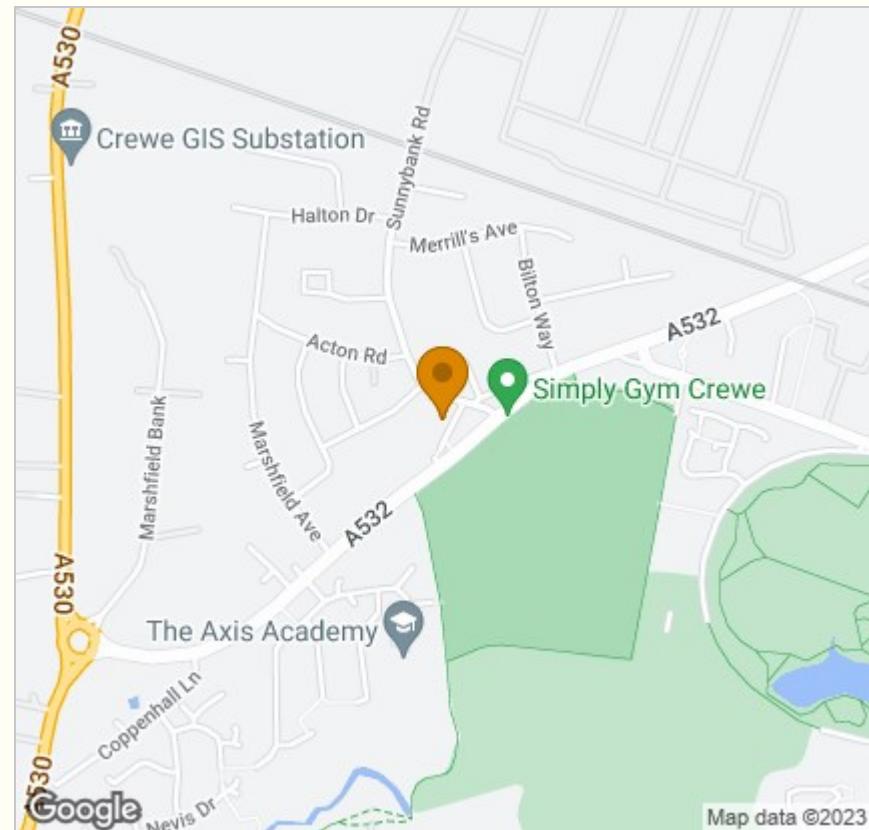
## Floor Plan



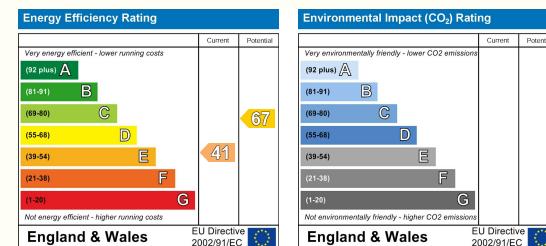
## Viewing

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



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