



68 COPPENHALL GROVE, CREWE, CW2 7UG

OFFERS IN EXCESS OF

£120,000



STEPHENSON BROWNE

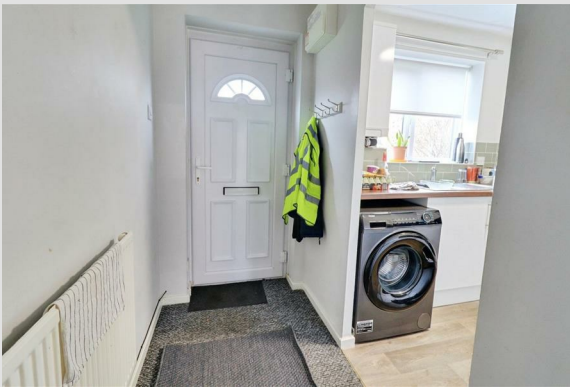
Stephenson Browne are delighted to offer for sale this conveniently positioned and modern two bedroom mews property on Coppenhall Grove. An ideal first-time buy or buy-to-let investment, this property is sure to suit a wide variety of buyers.

Coppenhall Grove is a tremendously quiet part of a small development only a stones throw from Queens Park, allowing you to enjoy all that the park has to offer, including the various amenities in walking distance, whilst being tucked away from all the hustle and bustle of day to day life.

The ground floor features a modern and well put together kitchen, which enjoys a variety of wall and base units. The living room is the ideal place to kick back and relax after a long day, there is space for seating and a dining area.

To the first floor, you will find two well proportioned bedrooms, the principle is comfortable double. Bedroom two is a big single room that would also make a good home office space. The family bathroom services the home and enjoys a contemporary finish.

Externally, the property boasts its own detached garage and parking space, making space for two vehicles or one with outside storage. The rear garden requires little to no maintenance featuring a golden gravel area and flagged patio. Call us today for more information on this fabulous property.



Entrance Hall

Kitchen

7'10" x 7'10"

Lounge Diner

16'6" x 11'10"

Stairs to First Floor

Bedroom One

11'8" x 8'7"

Bedroom Two

10'9" x 6'9"

Bathroom

Externally

The property is set behind a neat lawn with pathway leading to the entrance door. Low maintenance garden with gravel & flagged patio.

Garage

Up and over door. Parking area in front of the garage.

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 A.

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?

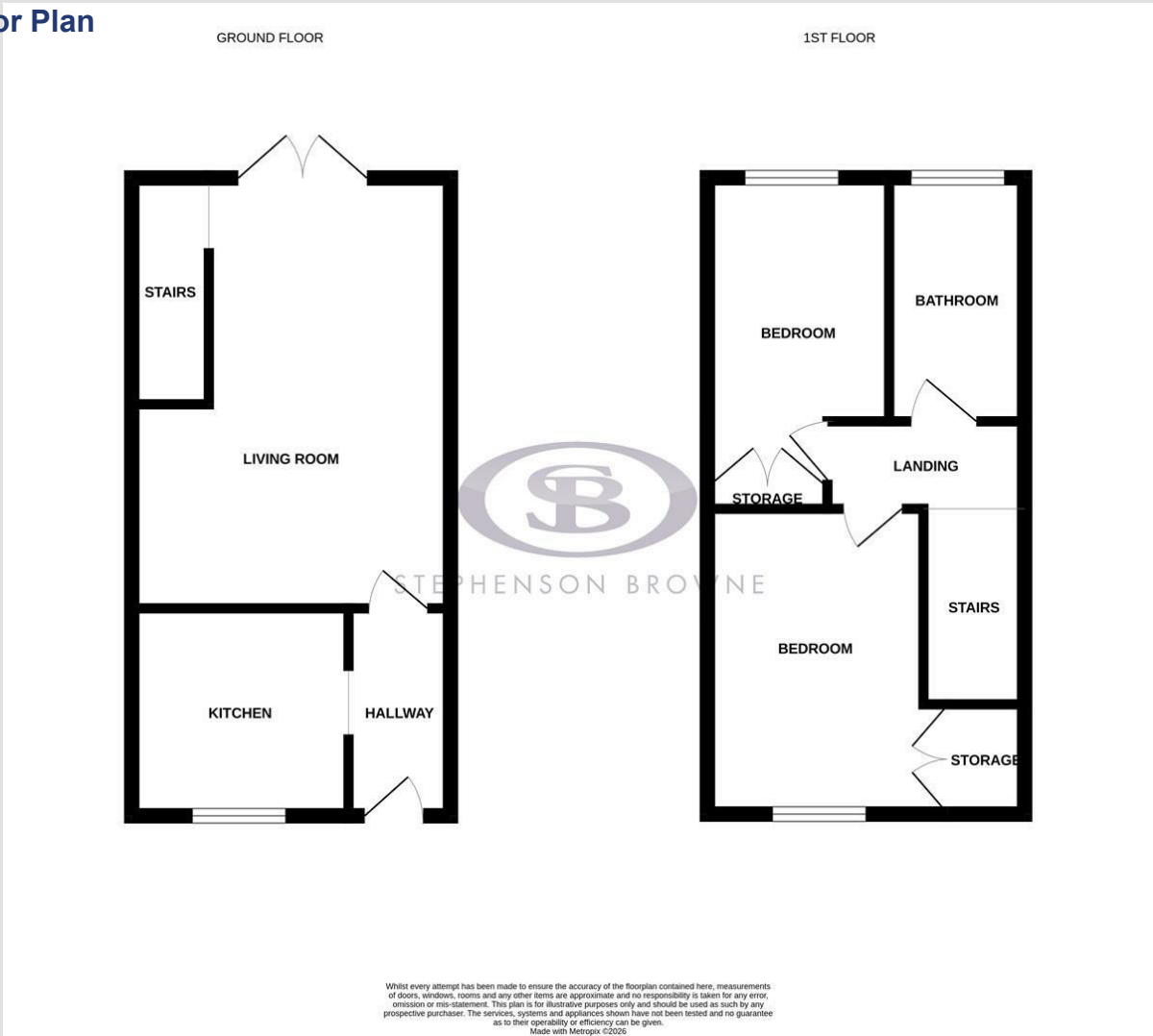
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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

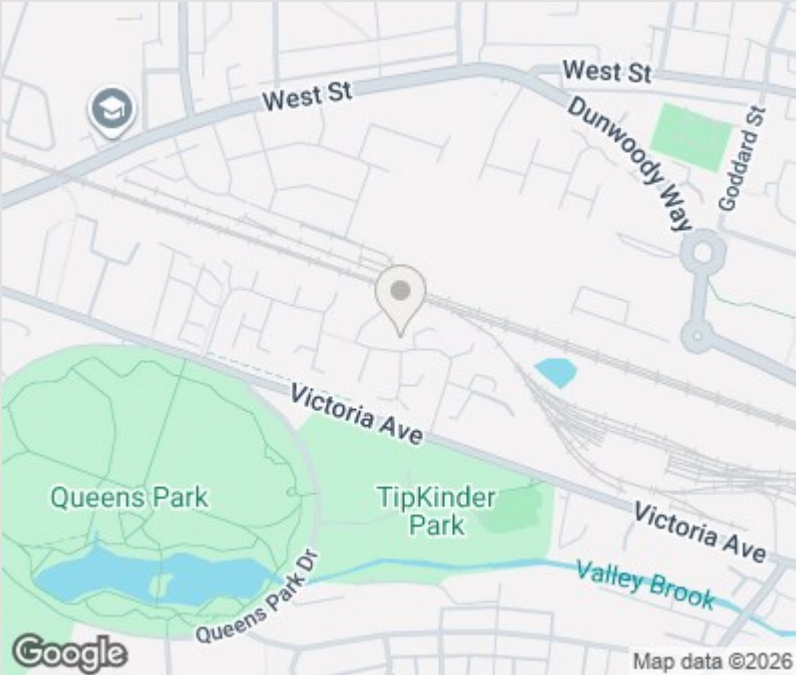






Floor Plan



Area Map



| Energy Efficiency Rating | | |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 68 | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| | |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

Viewing

Please contact our Congleton Office on 01260 545600 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 note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64