

# COPPINGER BOSTON

Estate & Letting Agents

**NEW**



**197b Underwood Lane, Crewe, CW1 3SE**

**£124,950**

## **NO CHAIN INVOLVED**

A stylish three storey new build end terrace property. Still maintaining its NHBC guarantee. Built to NHBC quality standards, insulation and sound proofing. Property benefits from combi boiler supplied gas central heating. PVC double glazing and being alarmed. Accommodation: Covered storm porch, Lounge with bay window and inset down halogen spotlighting. Fitted stylish modern contemporary Kitchen with integrated oven, hob, extractor hood and fridge freezer appliances. Master Bedroom to the first floor and separate large family Bathroom having a modern contemporary white three piece suite with shower over bath. Two further bedrooms to the third storey with velux skylight windows and down spotlighting. Enclosed walled and fenced patio garden with personal gates to front and rear, rear gate giving access to the extensive tarmac off road parking area, sufficient space for three vehicles with ease or could be used to extend the garden area if not all required for parking.

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## Accommodation

The property is approached having a covered canopy and flagged pathway giving access to the main front door with covered porch. Being a regency style PVC panelled main entrance door with opaque double glazed and leaded inset panels which gives access into the main front lounge.

### Front Lounge

19' x 9'4" (5.79m x 2.84m)

(to widest points into bay)

Excellent decorative order. Inset down halogen spotlighting to ceiling and smoke detector. Telephone and TV aerial point connections and sky leads. Excellent decorative order. Walk-in double glazed bay window to the front elevation with locking top opening lights. Wall mounted thermostat control. Corner set balustrade tuning staircase ascending off to first floor. Built-in understairs storage cupboard. Double panelled radiator. White wood effect panelled door gives access through to the kitchen.

### Kitchen

9'3" x 8'11" (2.82m x 2.72m)

(to widest points)

Having a range of stylish vanilla cream coloured high gloss fitted modern units finished with brush stainless steel T-bar handle fittings combining a range of wall, base and storage drawers. Black granite effect roll edge work surfaces. Having a stainless steel sink and drainer inset with mixer tap. Integrated electric oven. Five ring gas hob, centre being a fast wok burner. Brush stainless steel extractor hood and light canopy above. One unit housing the gas central heating combination boiler. Tall housing unit housing and concealing the integrated fridge freezer appliance. Walls being partially tiled finished in a natural stone brick style ceramic tile. Space and plumbing for washing machine. Inset down halogen spotlighting to ceiling. PVC double glazed window with locking opening light to the rear elevation. Half opaque double glazed PVC panelled door gives access to the external rear of the property.



### First Floor Landing

5'9" x 5'2" (1.75m x 1.57m)

Excellent decorative order. Radiator with thermostat control. Two white wood effect panelled doors, one giving access to the master bedroom, second giving access to the large family bathroom. Mains connected smoke detector to ceiling. Turning second staircase ascends off to the third storey.

### Bedroom 1

10'11" x 9'3" (3.33m x 2.82m)

Excellent proportioned double bedroom. Ample space for wardrobe and bedroom furniture. Radiator with thermostat control. Large PVC double glazed window to the front elevation with large locking opening light for fire escape purposes. TV aerial point.

### Family Bathroom

9'2" x 8' (2.79m x 2.44m)

Excellent proportioned family bathroom. Having a stylish modern contemporary three piece suite. Comprising of low level WC with push button cistern. Pedestal wash hand basin with mixer tap and pop-up waste. P-shaped bath having a curved glass shower screen side panel with chrome finished shower fitting above which works off the combi boiler supply. Large wall mounted chrome finished towel rail/radiator. Door giving access to the large built-in shelved storage cupboard. Walls being fully tiled to ceiling height finished in a large stone effect ceramic tile with attractive natural stone glass chrome and mother of pearl mosaic border tile surround. Stone tile effect vinyl laid floor covering. Light activated extractor fan. Inset down halogen spotlighting. PVC opaque double glazed window to the rear elevation with locking opening light.



### Third Storey Landing

5'9" x 3'7" (1.75m x 1.09m)

Excellent decorative order. Mains connected smoke detector to ceiling. Radiator with thermostat control. Balustrade and handrail surround to the staircase top. Two white wood effect panelled doors giving access off



to bedrooms 2 and 3.

### **Bedroom 2**

11' x 9'3" (3.35m x 2.82m)  
(to widest points)

Excellent decorative order. Radiator with thermostat control. TV aerial point. Double glazed Velux opening skylight window to the front elevation. Inset down halogen spotlighting to ceiling.

### **Bedroom 3**

9'3" x 8'1" (2.82m x 2.46m)  
(to widest points)

Double glazed Velux opening skylight window to the rear elevation. Spotlighting to ceiling. TV aerial point. Radiator with thermostat control. Excellent decorative order.

### **Externally**

To the rear of the property we have a neatly enclosed paved and laid to bark patio garden area with high brick wall and fencing surround with personal gate set to the foot of the garden giving access to the extensive tarmacadam parking area., this area could also be used to increase the rear garden if not all the parking area is required. Second gate set to the front giving access to the front footpath and doorway to the property. External sensor light to the rear of the property.

### **Directions**

From our office on Nantwich Road proceed immediately straight across onto Ruskin Road. At the end turn left onto Alton Street. First right into Flag Lane. At the traffic light cross road junction proceed straight across, over the bridge, this leads onto High Town, on reaching traffic light junction turn left onto West Street and take the sixth turning right into Underwood lane, proceed through the traffic light cross road junction proceed straight across over the incline where the property will be located on the RH side identified by our FOR SALE BOARD.

### **Services**

All main services (not tested)

### **Tenure**

The tenure of the property is understood to be freehold (this should be verified prior to commitment)

### **PLEASE NOTE**

At the time of our inspection the vendors informed us that the appliances and/or heating systems mentioned in these particulars are in working order. Any purchaser must fully satisfy themselves that all appliances, systems, and services are in working order.

Room sizes are approximate.

### **VIEWING**

By appointment through the Selling Agent.

### **PURCHASING PROCEDURE**

Once you are interested in buying this property, contact the Coppinger Boston office who is handling the sale, speak with our Sales Negotiator and make a formal offer.

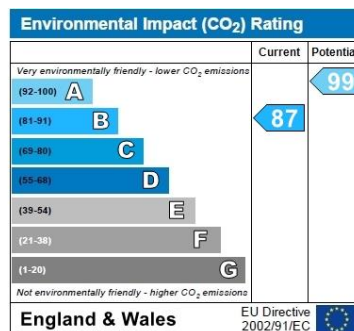
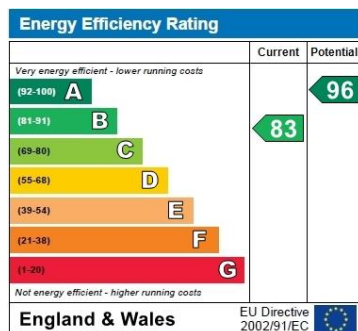
Our Mortgage Advisor helps people buy their own homes every day - and can help you.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



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