



## 9 Verdin Court

CW1 3YQ

£94,000



INDEPENDENT ESTATE AGENTS







## 9 Verdin Court

- No Chain Involved
- Two Bedrooms
- Sought After Location
- First Floor Apartment
- Garden To Rear
- Off Road Parking

We here at Stephenson Browne are delighted to offer for sale this first floor purpose built first floor apartment which is set in a cul-de-sac which forms part of a popular and sought after residential development on the outskirts of town. The area is well placed for access to the town centre and to many of the major employers within the locality. There are shops and highly regarded schools located nearby. The accommodation should ideally suit investors (currently tenanted), first time buyers or a young couple and includes an entrance hall, lounge dining kitchen, two bedrooms and bathroom. The property is offered for sale with no chain involved and has double glazing and gas central heating. Externally there is a long driveway to the side providing ample parking and to the rear is a garden which is mainly laid to lawn. To book your viewing ring us today on 01270 252545.



### Entrance Hall

Entrance door. Stairs to first floor.

### Stairs to First Floor

Landing giving access to all rooms and loft space.

### Lounge

11'8" x 11'5" (3.56m x 3.48m)

Double glazed window. TV point Adam style fire surround with marble insert and hearth. Radiator.

### Dining Kitchen

16'10" x 8'8" (5.13m x 2.64m)

Double glazed window. Radiator. Space for a table and chairs. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Plumbing for a washing machine. Space for a fridge. Complementary tiling.

### Bedroom One

11'8" x 8'8" (3.56m x 2.64m)

Double glazed window. Radiator. Fitted wardrobes with mirror fronted sliding doors.

### Bedroom Two

11'5" x 6'5" (3.48m x 1.96m)

Double glazed window. Radiator.





### **Bathroom**

Modesty double glazed window. Radiator. Built in store housing the boiler. Full suite comprising a panelled bath with wall mounted over with glass screen. Pedestal wash hand basin. Low level W.C. Complementary tiling.

### **Externally**

The property is accessed via a long driveway providing ample parking. To the rear there is a garden which is mainly laid to lawn.

### **Tenure**

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

### **Need to Sell?**

For a FREE valuation please call us on 01270 252545

### **Directions**

From the agent's office proceed into Ruskin Road and follow to the end. Turn left and then first right into Flag Lane. Follow the road through three sets of traffic lights and all the way to the roundabout. Turn left into North Street/Bradfield Road and take the third right hand turning into Mablins Lane. Follow to the end and turn left into Parkers Road. take the next left hand turning into Tollemache Drive and Verdin Court is the first right hand turning there of. The property is clearly identified by our 'For Sale' sign.

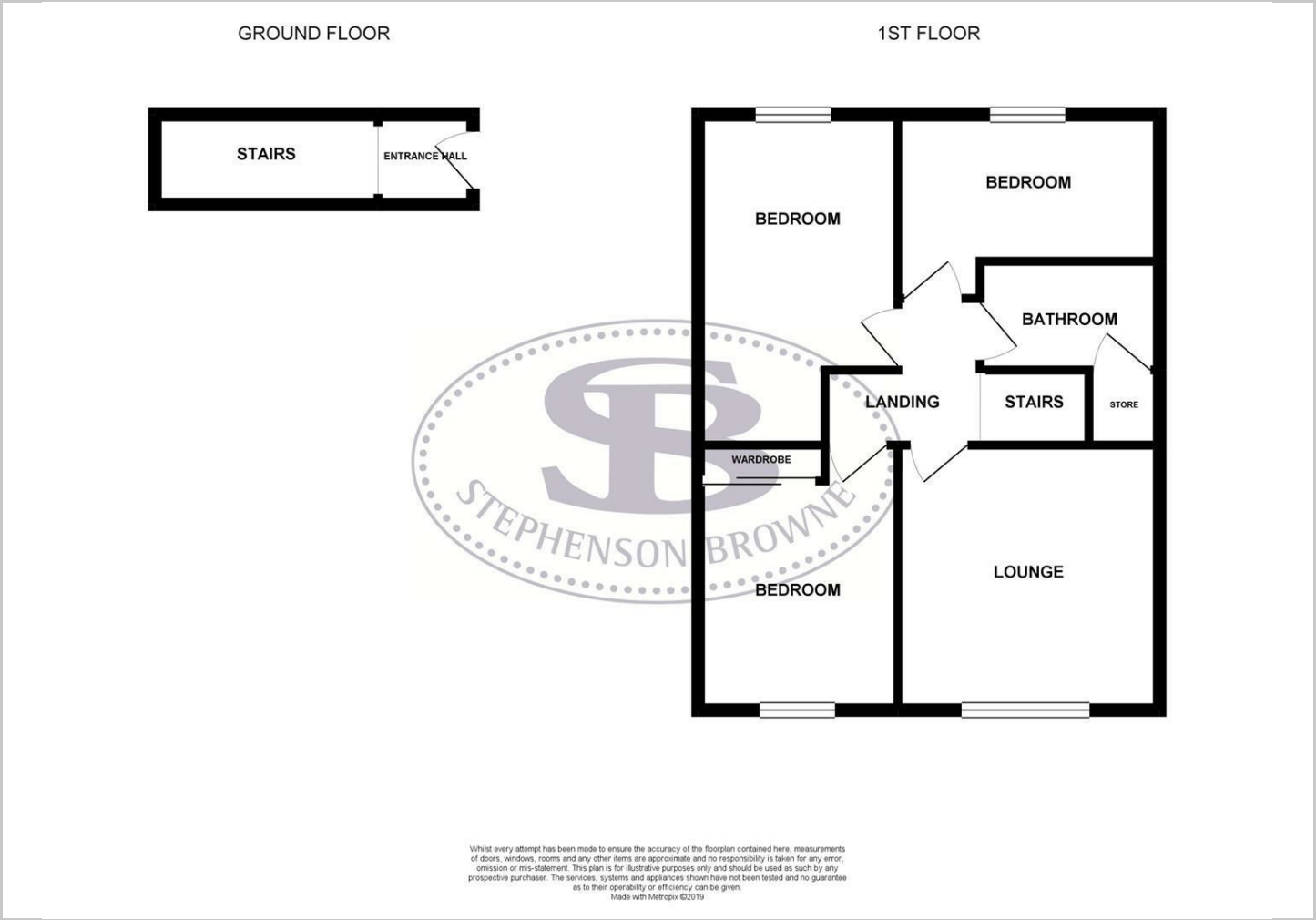








Floor Plans



Viewing

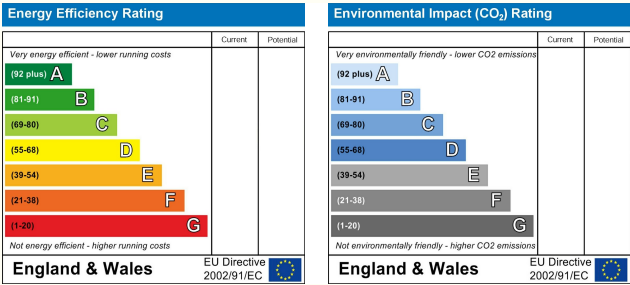
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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