



**2 Cameron Avenue**

CW2 5HR

**£190,000**



3



1



3



3



STEPHENSON BROWNE







£190,000

## 2 Cameron Avenue

- Corner Plot
- Three Bedrooms
- Double Glazing
- Sought After Location
- Gardens To Front, Side & Rear
- Parking To Rear
- Three Receptions
- Gas Central Heating
- Ideal For All Age Groups
- Viewing Recommended

This conveniently located semi detached dormer occupies a prime corner position with a driveway to the rear providing invaluable off road parking.

This home should appeal to a wide range of buyers and holds immense potential if you are looking to add your own personal touch to incorporate individual designs and decor, creating a home best suited to you and your family making it bespoke to you.

Internally the layout maximizes space, there is a cozy living room, perfect for relaxing evenings with loved ones or hosting gatherings with friends. There is also a separate dining room and large conservatory overlooking the garden. The kitchen has a range of units with potential for updates and customisation according to your preferences. On the first floor there are three bedrooms, these bedrooms offer versatility, perhaps also used as a home offices, or hobby room to suit your needs, the bathroom completes the accommodation.

Outside, the property boasts a generous corner plot, offering ample outdoor space for relaxation, gardening, or outdoor activities. Whether you envision a lush garden oasis or a practical outdoor entertaining area, the possibilities are endless in this versatile outdoor space.

Located within Shavington, this home enjoys easy access to local amenities, schools, and recreational facilities, providing convenience and comfort.



### Entrance Hall

Double glazed entrance door. Stairs leading to the first floor.

**Lounge** 13'1" x 12'4" maximum (4.007m x 3.778m maximum)  
Double glazed window. Radiator. TV point. Tiled fire surround.  
Double opening doors to the dining room.

**Dining Room** 10'4" x 7'5" (3.175m x 2.278m)  
Sliding patio doors opening into the conservatory. Radiator.

**Kitchen** 11'1" x 7'7" (3.397m x 2.325m)  
Window and door opening into the conservatory. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Electric cooker point. Serving hatch. Radiator. Tiling. Space for a fridge.

**Conservatory** 13'6" x 10'6" reducing to 7'2" (4.118m x 3.203m reducing to 2.192m)  
Inset spotlighting. Radiator. Tiled floor. Door to the garden.

**Stairs to First Floor**  
Landing with access to loft space. Double glazed window.





**Bedroom One** 14'6" x 8'6" (4.436m x 2.608m)  
Double glazed window. Radiator.

**Bedroom Two** 9'5" x 8'7" (2.877m x 2.617m)  
Double glazed window. Radiator.

**Bedroom Three** 6'9" x 6'4" (2.080m x 1.944m)  
Double glazed window. Radiator.

**Bathroom**  
Modesty double glazed window. Suite comprising a panel bath with wall mounted shower over. Pedestal wash hand basin. Low level W.C. Radiator.

**Externally**  
Set within a corner plot with gardens to the front, side and rear.

**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.

**Council Tax**  
Band B

## Directions

From the agents office turn left along Nantwich Road and then proceed to the traffic lights at Wells Green. Turn left into Rope Lane and follow the road all the way to the centre of the village of Shavington. Turn right into Main Road and then first left into Barons Road. Take the third right hand turning into Cromwell Drive which runs directly into Ashcroft Avenue, turn left into Cameron Avenue and the property is clearly identified by our 'For Sale' sign.

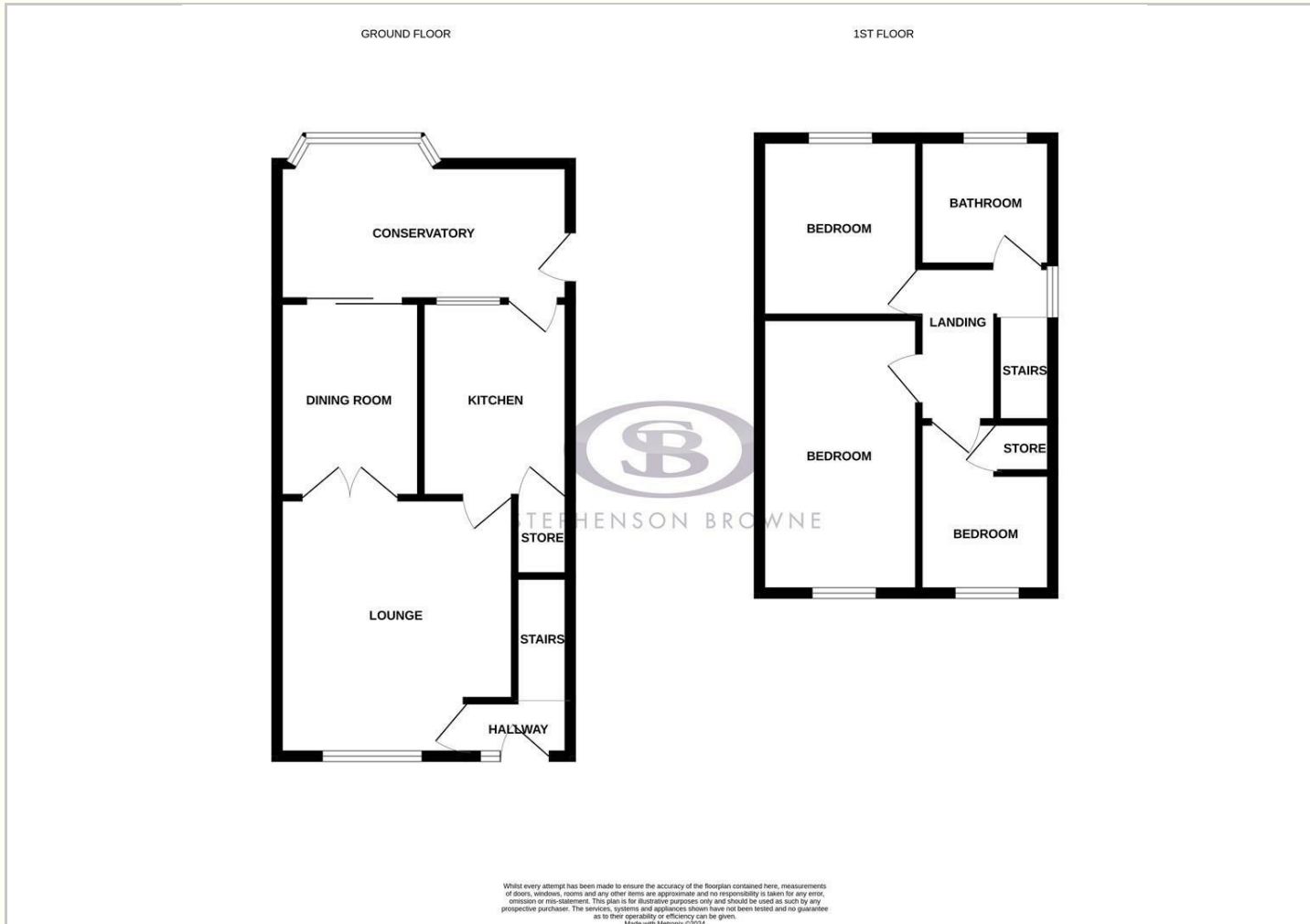








## Floor Plans

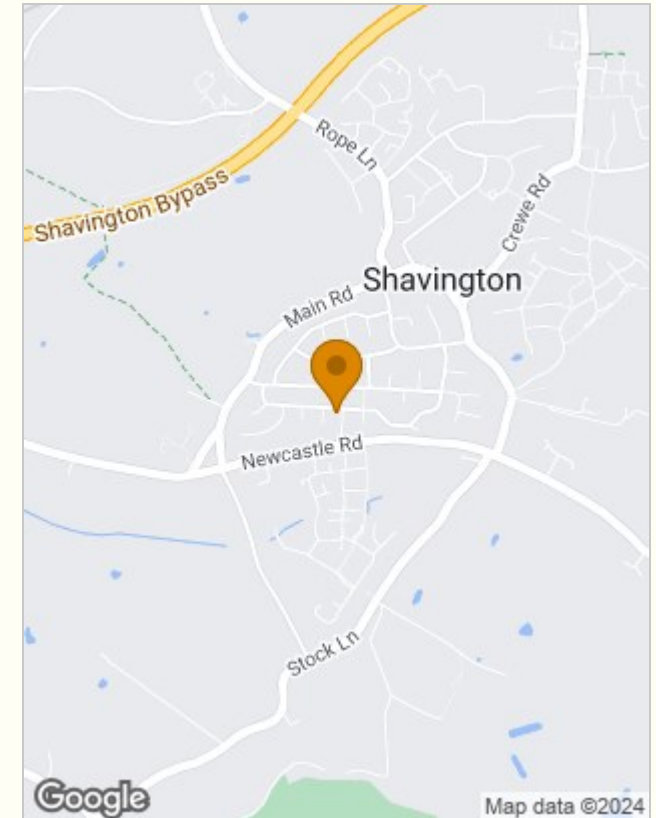


## Viewing

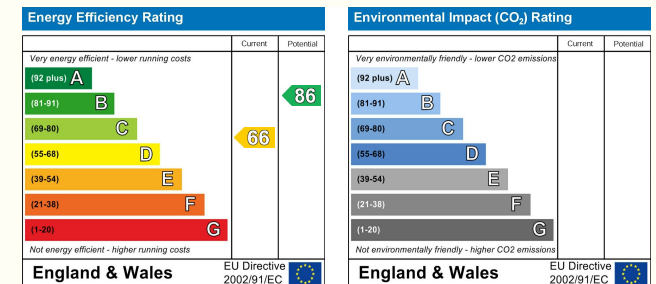
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they 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



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: crewe@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk