



16. Warrington Avenue  
Crewe, Crewe



## 16. Warrington Avenue, Crewe, Crewe

Welcome to Warrington Avenue, Crewe - a charming location for this delightful two bedroom home. This mature semi-detached property boasts two spacious double bedrooms, perfect for a small family or those in need of a guest room or home office.

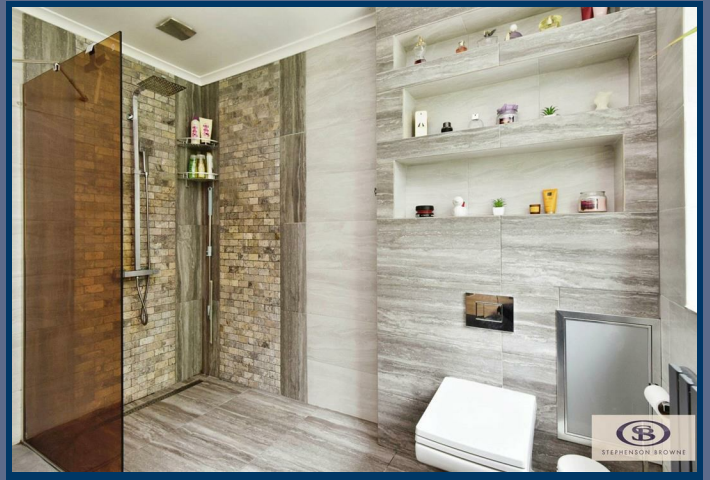
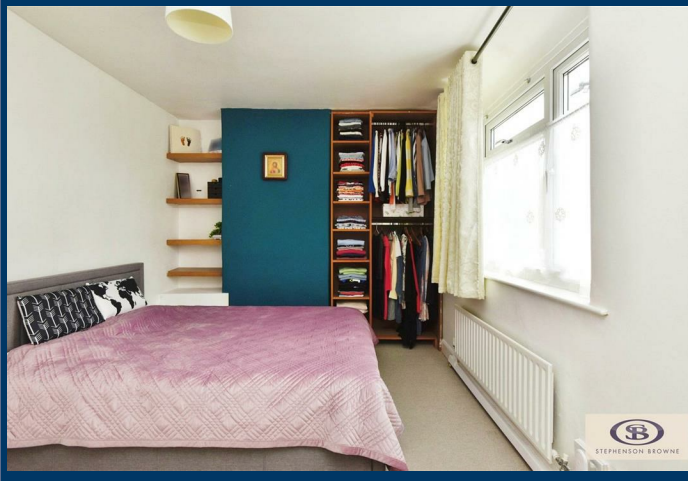
The stylish and spacious shower room is a luxurious touch, offering a modern and convenient space for your daily routine. With a good size lounge, conservatory and well equipped fitted kitchen; this home offers space and bags of practicality!

One of the standout features of this home is its extensive and private gardens, complete with mature trees that provide both shade and a picturesque setting. Imagine enjoying a cup of tea on the large patio area, surrounded by the tranquillity of your own outdoor oasis.

Convenience is key with off road parking available in

**Asking Price £185,000**





abundance, ensuring you never have to worry about finding a space after a long day. The cul-de-sac location adds an extra layer of peace and quiet to this already serene property.

Don't miss out on the opportunity to make this house your home - a perfect blend of comfort, style, and tranquillity in the heart of Crewe.

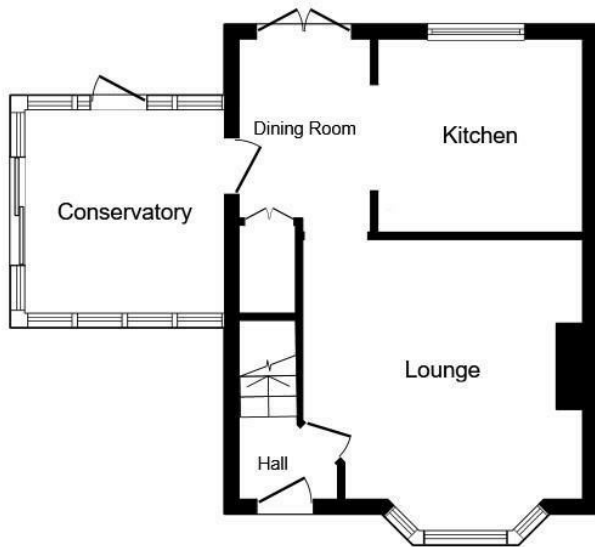




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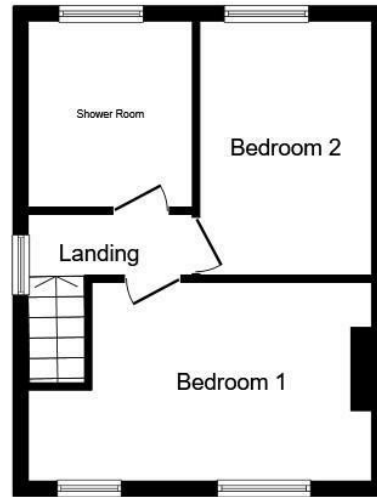
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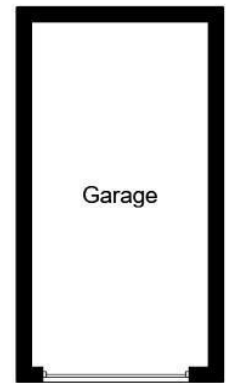
### Ground Floor

Floor area 41.0 m<sup>2</sup> (441 sq.ft.) approx



### First Floor

Floor area 31.5 m<sup>2</sup> (339 sq.ft.) approx



### Garage

Floor area 12.2 m<sup>2</sup> (131 sq.ft.) approx

Total floor area 84.7 m<sup>2</sup> (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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