



10 Buxton Avenue

CW1 6EU

Offers Over £145,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to market this lovely traditional home. The property has been redecorated with new carpets and has a new gas central heating boiler. Internally the property boasts spacious accommodation with two separate reception rooms and a large modern fitted kitchen with bathroom and WC. On the first floor are three bedrooms, two of those being doubles. Externally, the property has a larger-than-average garden which is low maintenance, and ideal for investors. Buxton Avenue is situated in a popular residential area with the retail park, doctors' surgery and schools being within walking distance. Crewe Railway station is also a short walk away. Call us today to secure your viewing!

Entrance Hall

Living Room

11'7" x 10'11" (3.54m x 3.33m)

Dining Room

11'8" x 11'8" (3.57m x 3.56m)

Kitchen

8'8" x 17'6" (2.65m x 5.35m)

WC

Bathroom

Landing

Bedroom One

15'2" x 10'5" (4.63m x 3.19m)

Bedroom Two

11'8" x 9'6" (3.56m x 2.92m)

Bedroom Three

9'8" x 8'8" (2.97m x 2.66m)





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.

AML Disclosure

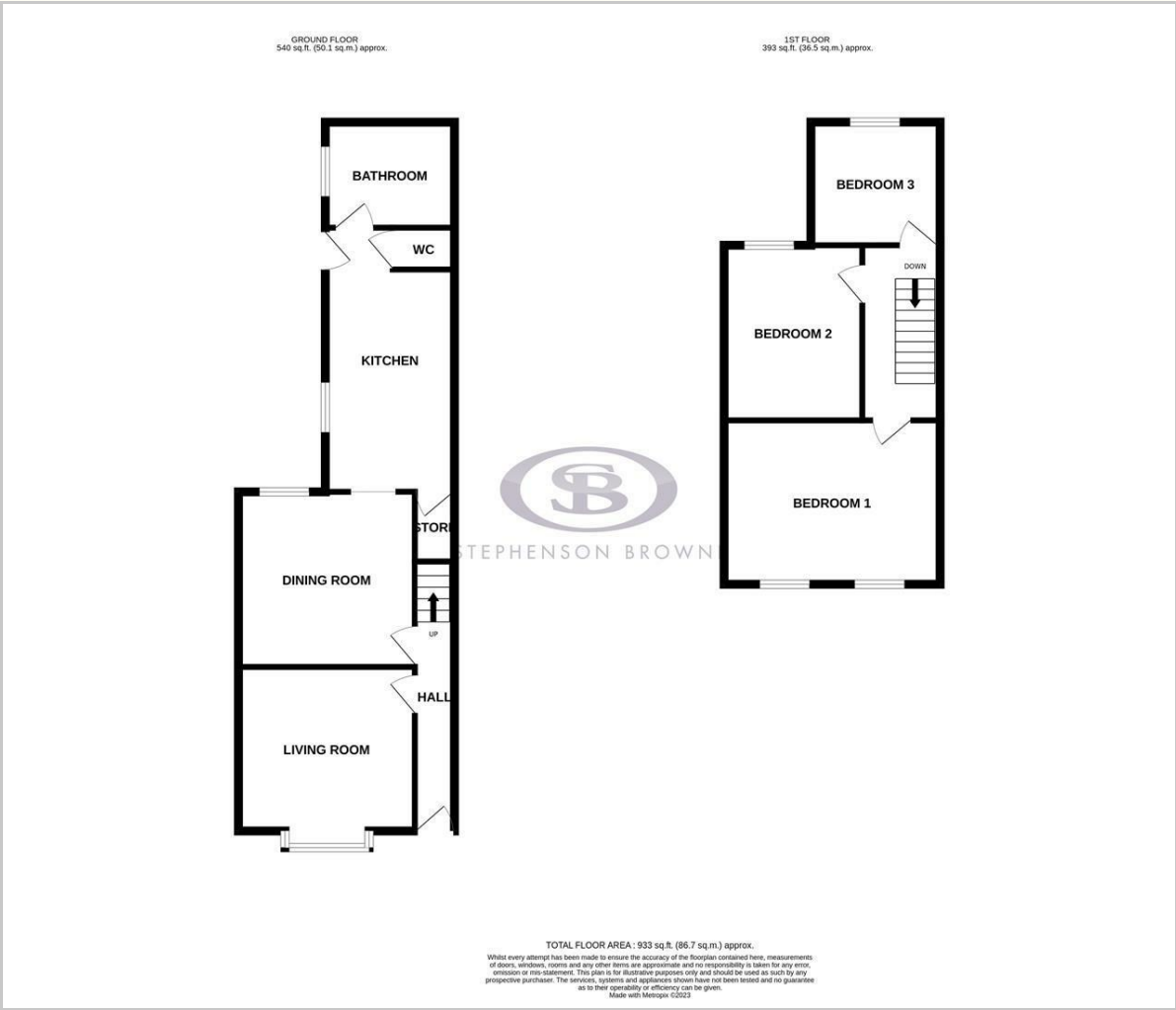
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

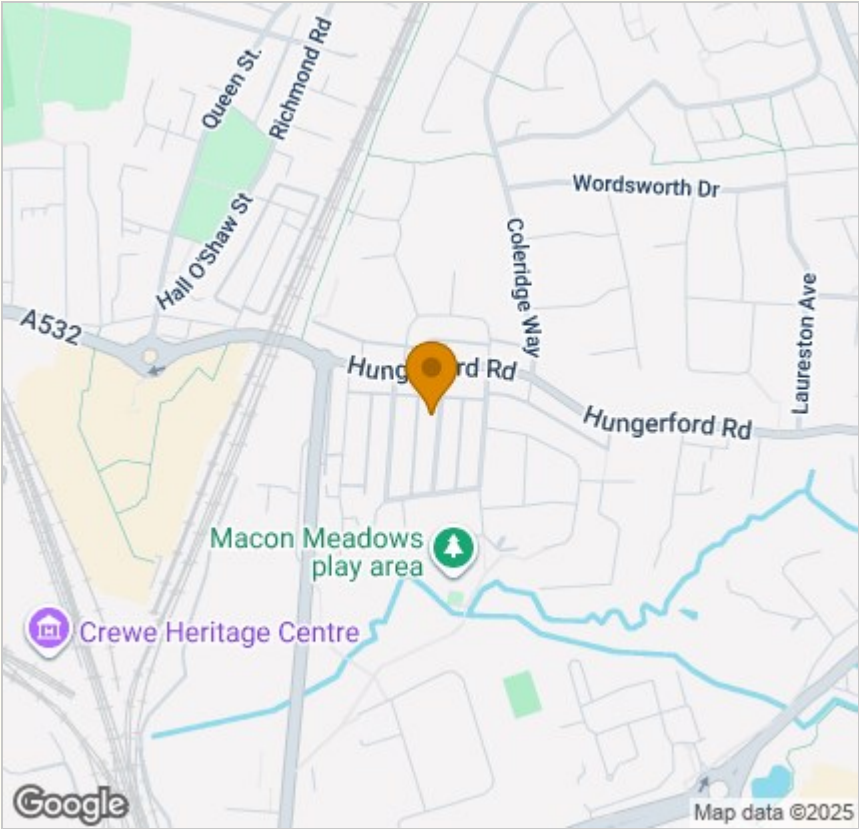
Floor Plan



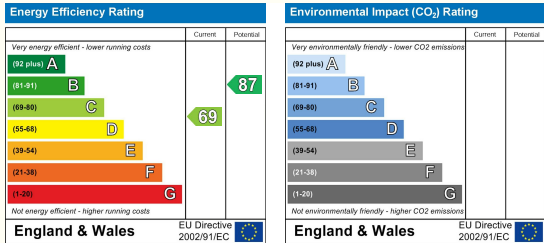
Viewing

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

Area Map



Energy Efficiency Graph



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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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