



STEPHENSON BROWNE

**Marshfield Avenue,
Crewe**
CW2 8TH



Auction Guide £135,000

Description

For sale by Modern Method of Auction:
Starting Bid Price £135,000 plus
reservation fee.

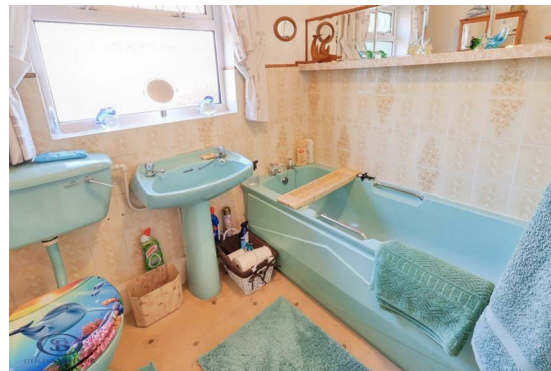
Stephenson Browne are delighted to present this well proportioned three-bedroom end of a block of three property, situated on the popular Marshfield Avenue. Offering spacious accommodation, off-road parking and a generous garden, this attractive home is ideally suited to first-time buyers and investors alike.

Upon entering, you are welcomed into the property with the large lounge providing a comfortable and versatile space for both relaxing and entertaining. The separate kitchen offers a practical setting for everyday cooking, with plenty of scope for the new owner to personalise and make the space their own.

To the first floor are three well-proportioned bedrooms, providing flexible accommodation for families, guests or those requiring a home office. A family bathroom completes the internal accommodation.

Externally, the property benefits from a generous rear garden, offering an excellent space for outdoor dining, entertaining and enjoying the warmer months. The end-of-terrace position provides additional space and privacy, whilst off-road parking for approximately two vehicles further enhances the practicality of the home.

Marshfield Avenue is conveniently positioned for local amenities, schools and transport links, providing easy access to the surrounding areas and everyday conveniences.



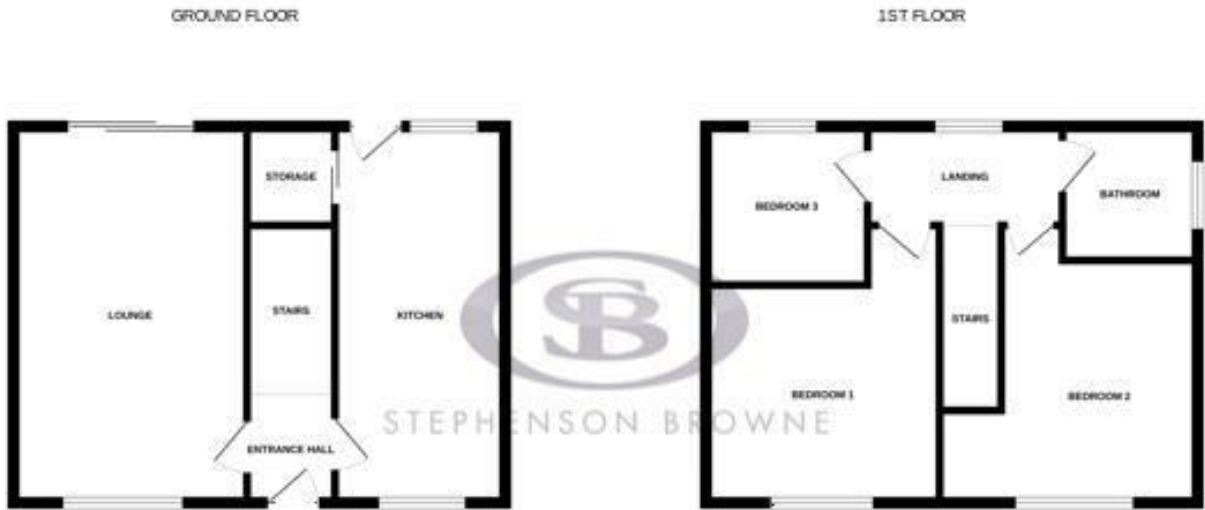
Offering three bedrooms, a large lounge, practical kitchen, generous garden and off-road parking, this property presents an excellent opportunity for a variety of buyers. Early viewing is highly recommended!



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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