



STEPHENSON BROWNE

West Avenue, Crewe

CW1 3AD



Auction Guide £105,000

Description

For sale by Modern Method of Auction:
Starting Bid Price £105,000 plus
reservation fee.

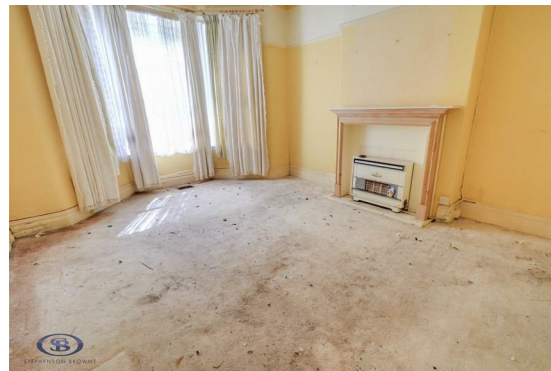
Stephenson Browne are pleased to present to the market this three-bedroom mid-terraced property, situated on the well-established West Avenue. Offering generous accommodation throughout and requiring full renovation, this property presents an excellent opportunity for investors, developers, or purchasers seeking a project with significant potential.

The accommodation comprises three reception rooms, providing a flexible layout with ample scope to reconfigure and modernise to suit individual requirements. The kitchen area offers the opportunity to create a contemporary space tailored to modern family living, whilst the overall ground floor footprint provides excellent potential for improvement and enhancement.

To the first floor, the property benefits from three bedrooms, offering comfortable accommodation for a growing family or prospective tenants. A family bathroom serves the property and presents further scope for refurbishment.

Externally, the property benefits from outdoor space, providing potential for landscaping and creating an attractive area for relaxation and entertaining.

Requiring comprehensive modernisation throughout, this property offers a fantastic opportunity to add value and create a superb family home or investment property. Conveniently located for local amenities, schools, transport links, and Crewe town centre, the property is ideally



positioned for a variety of purchasers.

Properties with this level of potential are increasingly difficult to find, and early viewing is highly recommended to fully appreciate the opportunity on offer.



Viewing

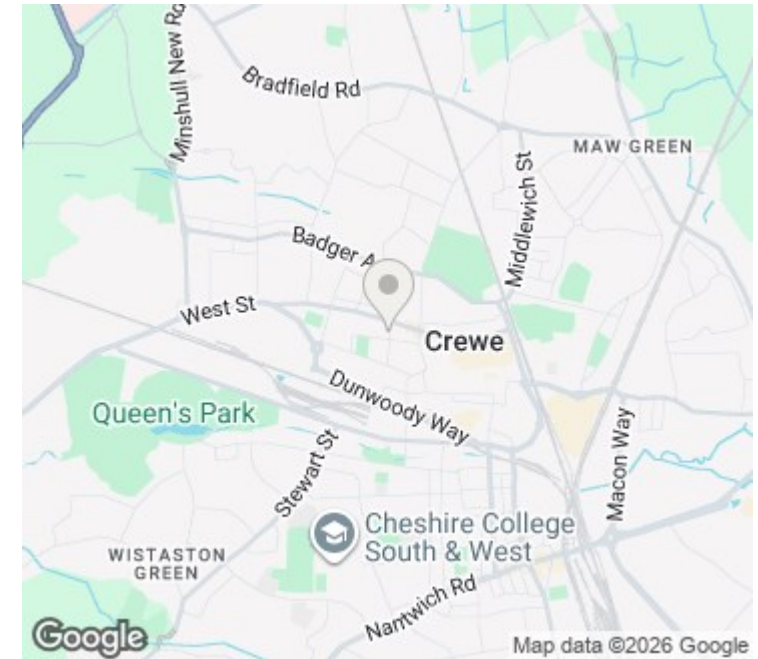
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



Floorplans



Area Map



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England and 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

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

www.stephensonbrowne.co.uk