



**1 Newbury Avenue**

CW1 3TG

**£190,000**



2



1



1



STEPHENSON BROWNE





Stephenson Browne are thrilled to offer for sale this spacious bungalow on Newbury Avenue. This appealing property offers both comfort and future potential. Featuring two well-proportioned bedrooms, it is ideal for couples, small families, or those looking to enjoy a peaceful retirement.

Upon entering, you are welcomed into a spacious entrance hall that provides a warm and inviting atmosphere. The layout of the bungalow is both practical and functional, ensuring that every inch of space is utilised effectively.

The extensive gardens surrounding the property are a standout feature, offering ample outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. This generous garden area presents an excellent opportunity for further enhancement, allowing you to add your personal touch and potentially increase the property's value.

Conveniently located close to public amenities, this bungalow ensures that essential services, shops, and recreational facilities are just a stone's throw away. This prime location not only enhances the quality of life but also makes daily errands a breeze.

In summary, this semi-detached bungalow on Newbury Avenue is a wonderful opportunity for anyone looking to invest in a property with great potential. With its two bedrooms, spacious reception room, and extensive gardens, it promises a comfortable living experience in a desirable area. Don't miss the chance to make this charming bungalow your new home.

#### Porch

#### Entrance Hall

#### Dining Room

12'1" x 12'1" (3.7m x 3.7m)

#### Bathroom

6'6" x 6'10" (2m x 2.1m)

#### Kitchen

11'1" x 9'10" (3.4m x 3m)

#### Bedroom One

12'9" x 9'6" (3.9m x 2.9m)







## Bedroom Two

11'1" x 9'6" (3.4m x 2.9m)

### Externally

This property sits on a generous corner plot, with lawns at the front, side and rear of the property. As well as off-road parking at the back of the property.

### Council Tax

Band B

### 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?

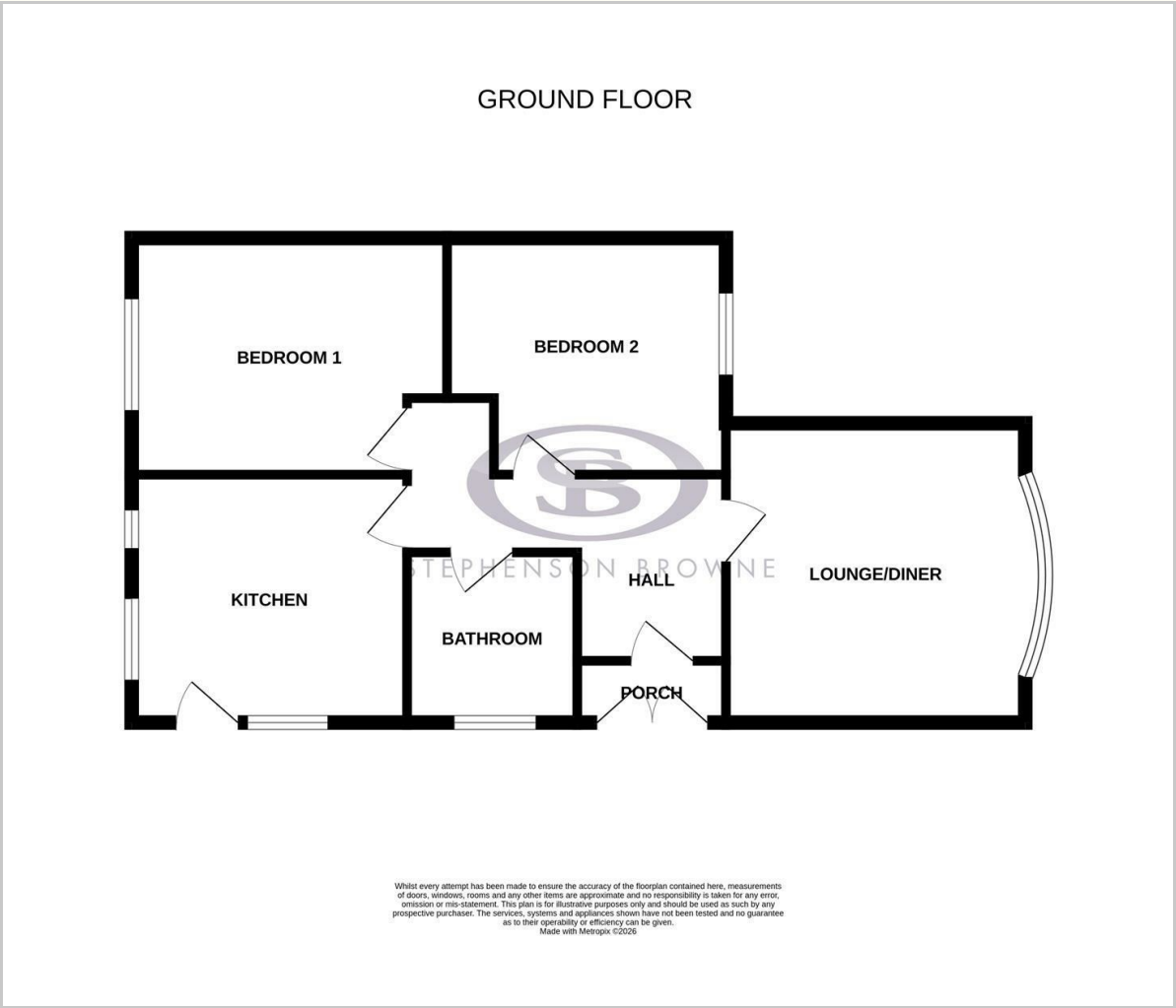
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured 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.





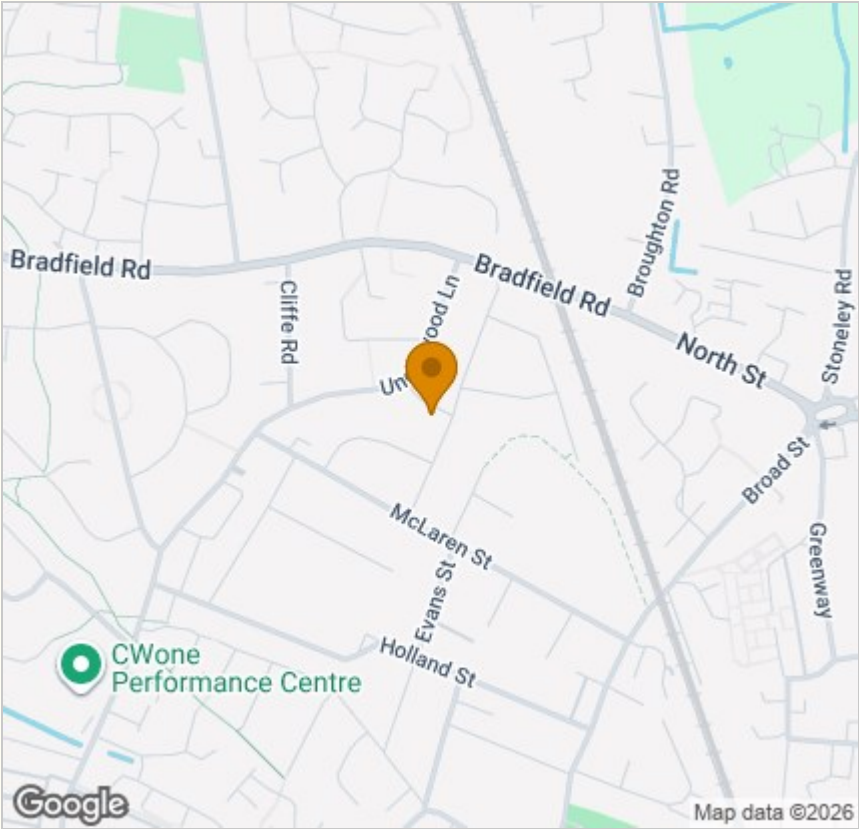
Floor Plan



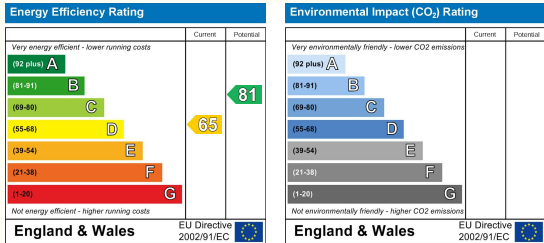
Viewing

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