



STEPHENSON BROWNE

**Derrington Avenue, Crewe**

CW2 7JB



**Auction Guide £100,000**

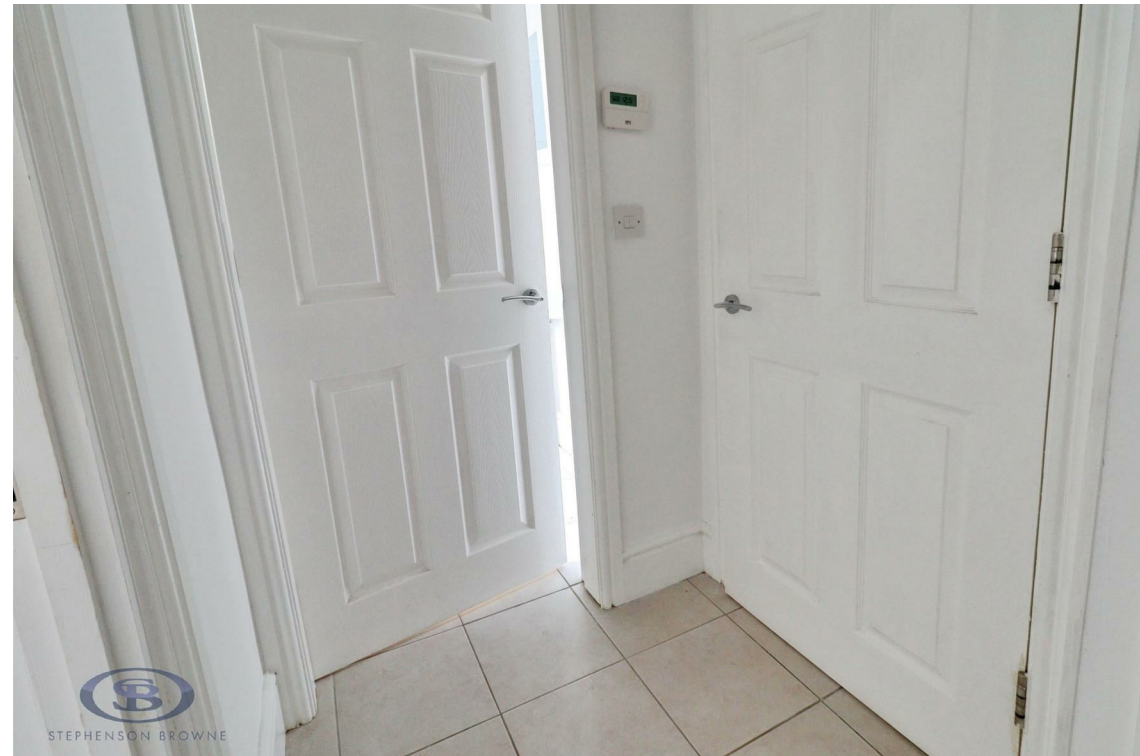
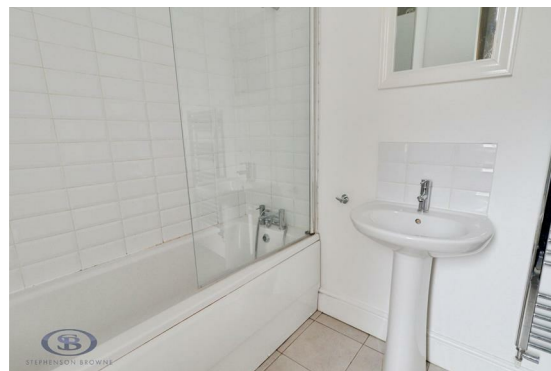
## Description

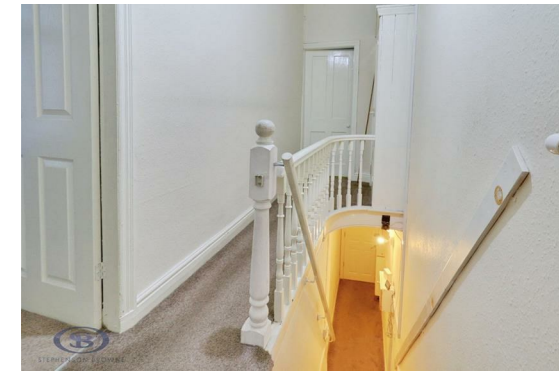
For sale by Modern Method of Auction:  
Starting Bid Price £115,000 plus  
reservation fee.

This well presented property comprises two self-contained apartments, arranged over the ground and first floors, and is conveniently located on Derrington Avenue. Each apartment offers a comfortable and practical layout, making the property ideal for investment or multi-occupancy use.

Both the ground floor and first floor apartments feature a bedroom, a spacious lounge, a fitted kitchen, and a bathroom, providing well-balanced accommodation throughout. The layouts are designed to maximise space and natural light, offering comfortable living environments for occupants.

Situated in a popular area of Crewe, the property benefits from easy access to local amenities, transport links, and the town centre, making it an attractive option for tenants or owner-occupiers alike.





## Viewing

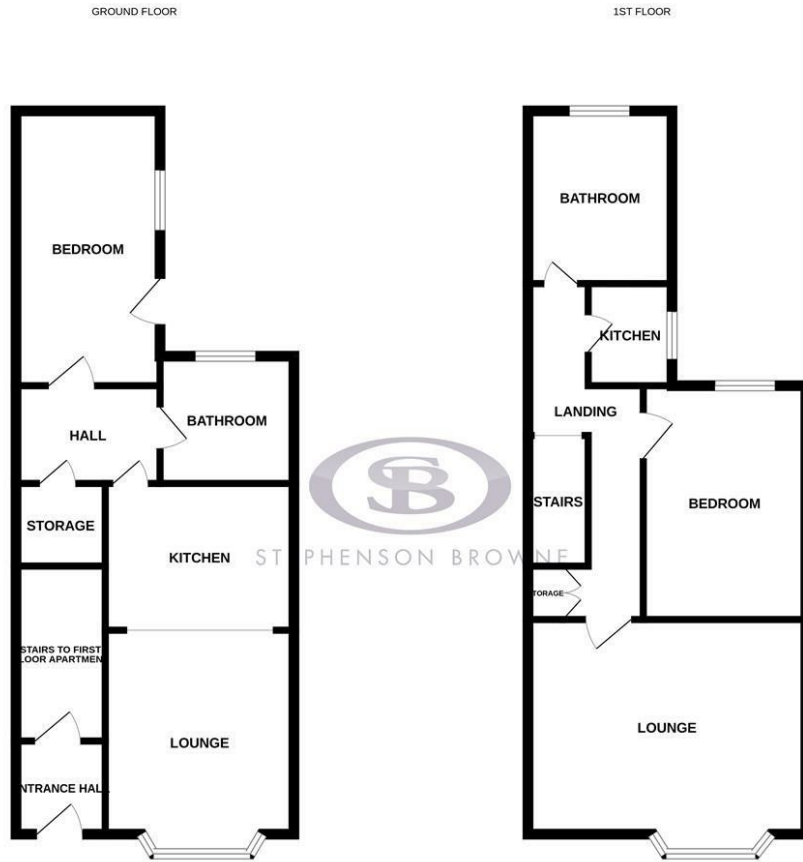
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE

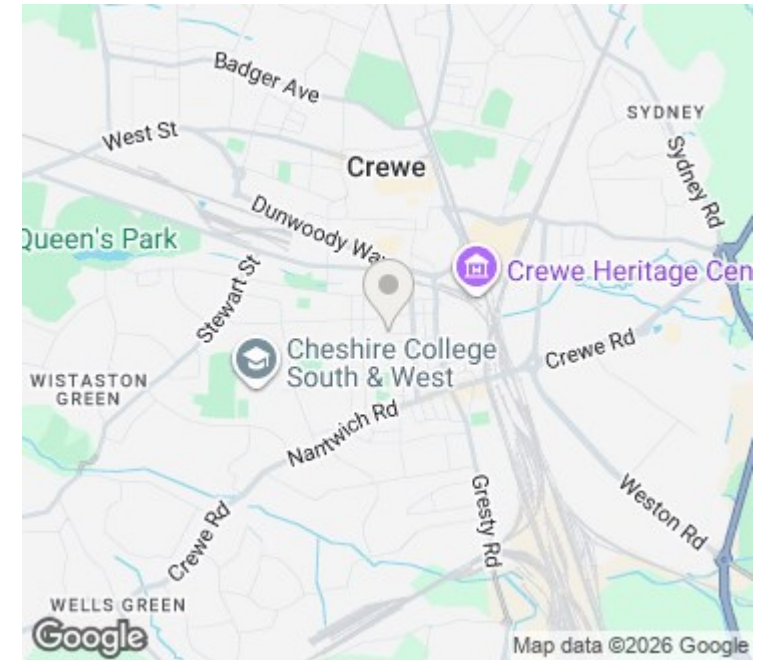


# Floorplans



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



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>	<b>England &amp; Wales</b>
		<b>77</b>	EU Directive 2002/91/EC

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

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)