



20 Denver Avenue

CW2 7PX

Asking Price £145,000



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STEPHENSON BROWNE

Stephenson Browne are delighted to market this lovely property on Denver Avenue in Crewe. This traditional mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The large bathroom is well appointed, ensuring comfort and convenience for all residents.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area.

Step outside to discover a rear yard, offering an outdoor space for simply unwinding in the fresh air. beyond is a further strip of land which belongs to the property. This home is conveniently located close to local amenities, ensuring that shops, schools, and parks are just a short stroll away, making it an ideal choice for families and professionals.

With no onward chain, this freehold property is ready for you to move in and make it your own. Additionally, it falls under Council Tax Band A, making it an economical choice for those looking to manage their living expenses effectively.

This appealing home is sure to attract a wide range of buyers, so do not miss the chance to view this delightful property on Denver Avenue.

Entrance Hall

Lounge

14'1" x 10'5" (max) (4.312m x 3.177m (max))

Dining Room

12'11" x 10'8" (3.952m x 3.260m)

Kitchen

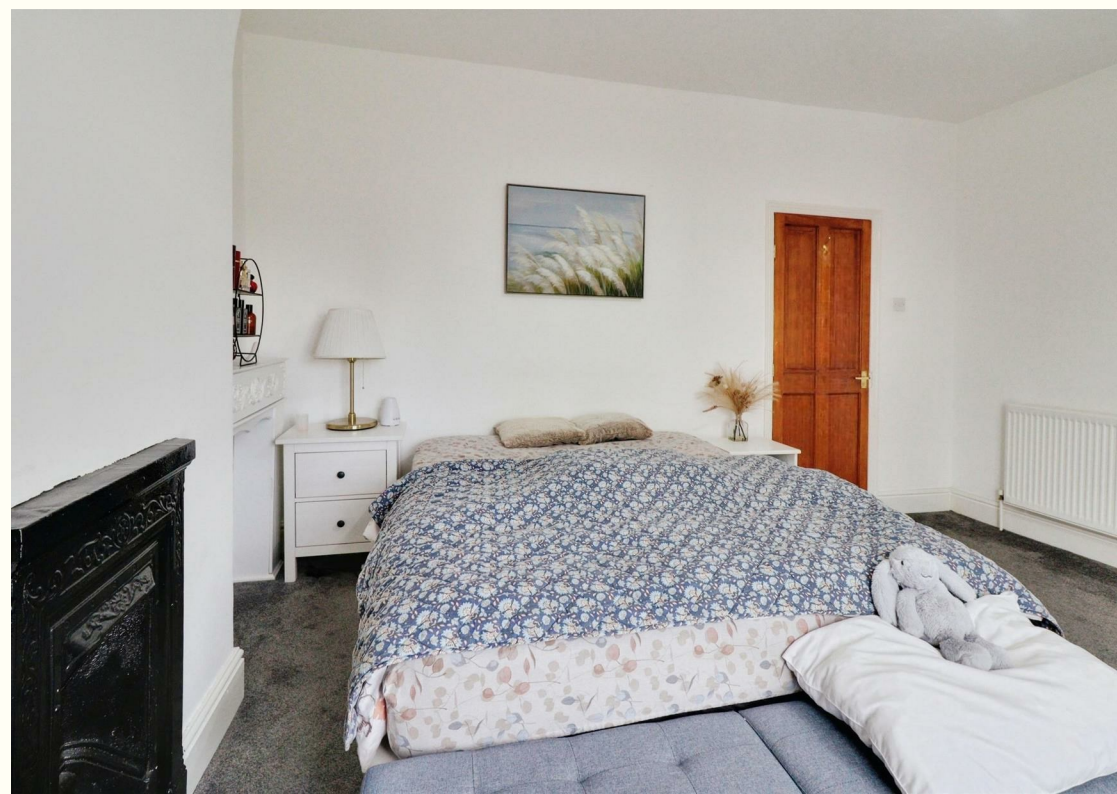
8'8" x 8'2" (2.665m x 2.511m)

Storage

Stairs To First Floor

Bedroom One

13'9" x 11'9" (4.199m x 3.598m)





Bedroom Two

13'0" x 8'6" (3.983m x 2.616m)

Bathroom

Landing

Externally

Rear low maintenance yard. Beyond is a further strip of land which belongs to the property.

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.

Council Tax

Band A

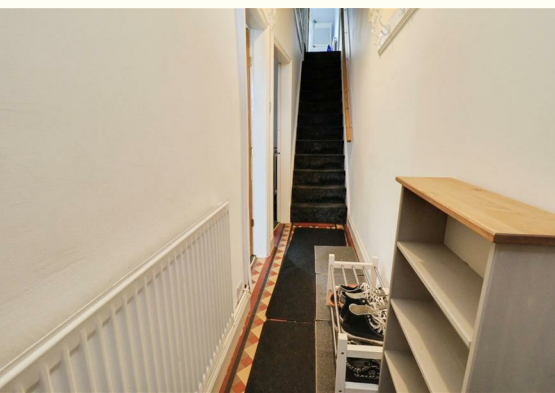
Tenure

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.

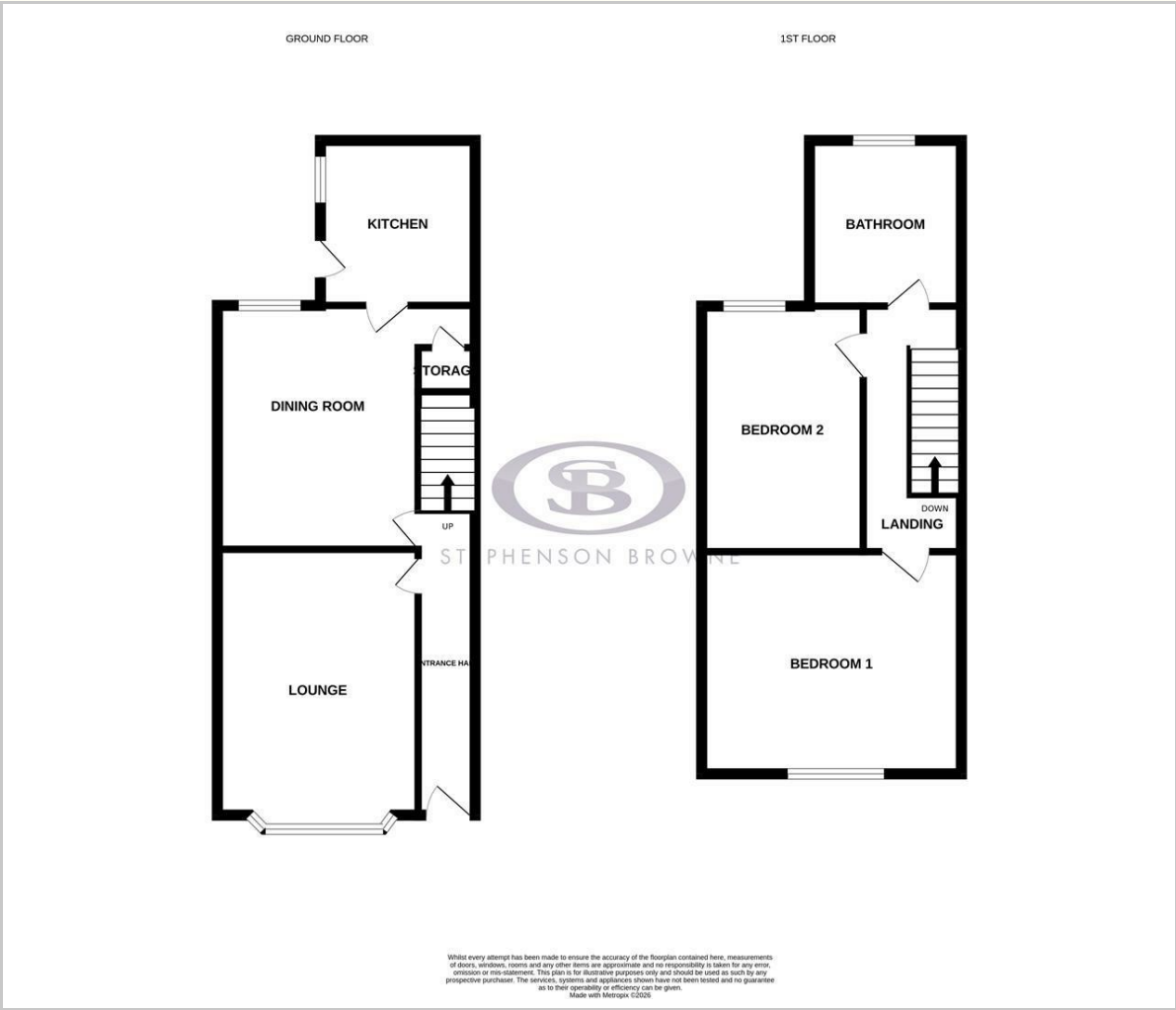
Why choose us?

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.



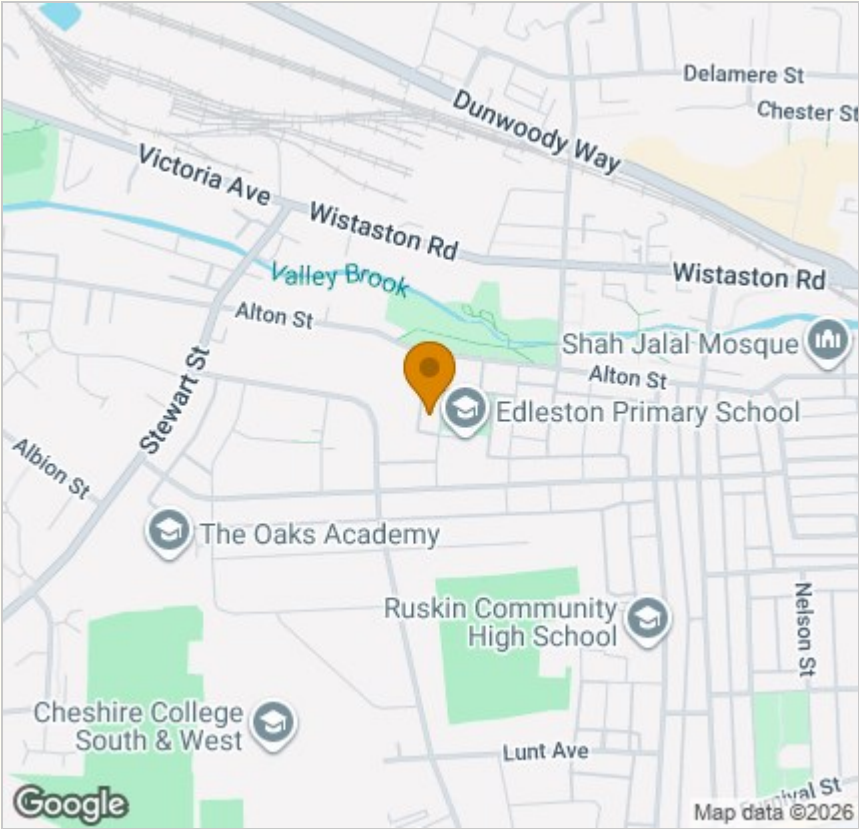
Floor Plan



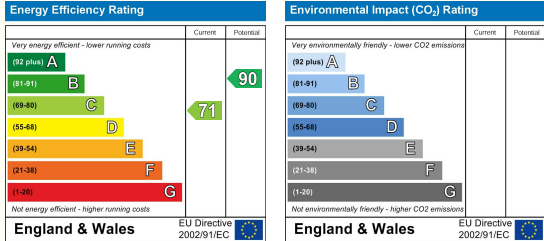
Viewing

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

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