



**338 Badger Avenue**  
CW1 3LW  
**Asking Price £130,000**



STEPHENSON BROWNE



# 338 Badger Avenue

- NO CHAIN
- REQUIRES IMPROVEMNET
- GENEROUS GARDEN
- COUNCIL TAX BAND A
- DOUBLE GLAZING
- THREE BEDROOM SEMI-DETACHED
- OFF ROAD PARKING
- DOWNSTAIRS W.C
- GAS CENTRAL HEATING
- FREEHOLD

Looking to put your own stamp on your new property? Look no further! Stephenson Browne are pleased to market Badger Avenue in the heart of Crewe, this three-bedroom semi-detached house presents an exciting opportunity for those looking to create their dream home. While the property requires improvement throughout, it offers a blank canvas for renovation and personalisation, making it ideal for both first-time buyers and seasoned investors.

The accommodation comprises a welcoming reception room, three well-proportioned bedrooms, and a family bathroom, providing ample space for comfortable living. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this home is the generous rear garden, which offers a wonderful space for outdoor activities and the potential to cultivate your own garden oasis. Additionally, off-road parking is available, providing convenience for residents and visitors alike.

Conveniently located, this property is just a stone's throw away from two of Crewe's major employers, Bentley Motors and Leighton Hospital, making it an excellent choice for professionals seeking a short commute. Local bus routes and shopping facilities are also within easy reach, ensuring that all your daily needs are met.

In summary, this semi-detached house on Badger Avenue is a promising project for those with a vision. With its prime location and potential for improvement, it is a fantastic opportunity to invest in a property that can be transformed into a beautiful family home. Call us on 01270 252545 to arrange your visit!



## Entrance Hall

### Lounge

12'6" x 12'4" (3.820 x 3.762)

### Kitchen Diner

12'1" x 7'10" (3.689 x 2.399)

### W.C.

### Stairs To First Floor

11'6" x 8'0" (3.506 x 2.462)

### Bedroom One

9'1" x 9'1" (2.790 x 2.770)

### Bedroom Two

8'2" x 6'10" (2.508 x 2.105)

### Bedroom Three

### Bathroom

### Externally

The property sits behind a driveway available for two vehicles. To the rear is a large enclosed garden.





## Directions

### 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?

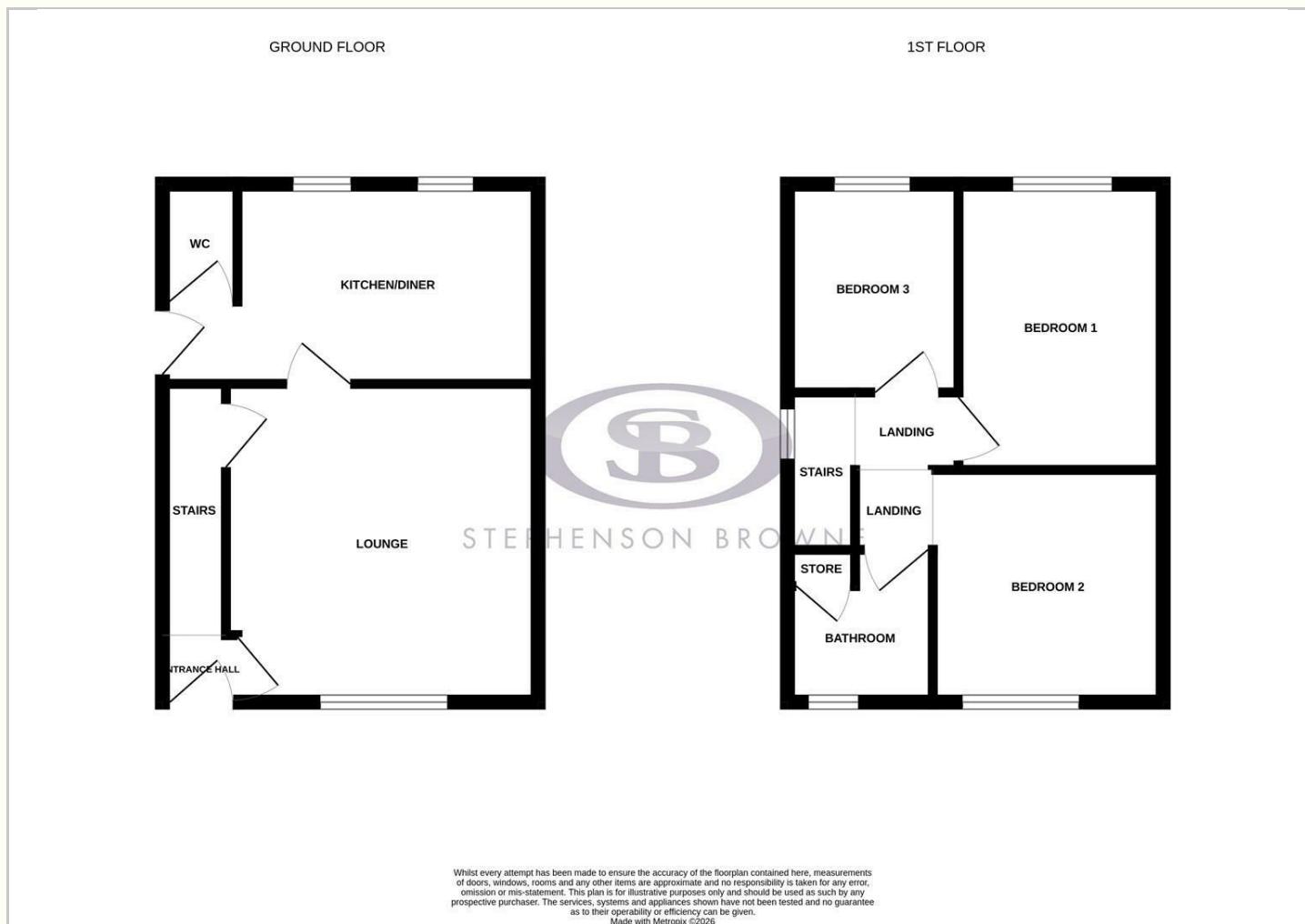
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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

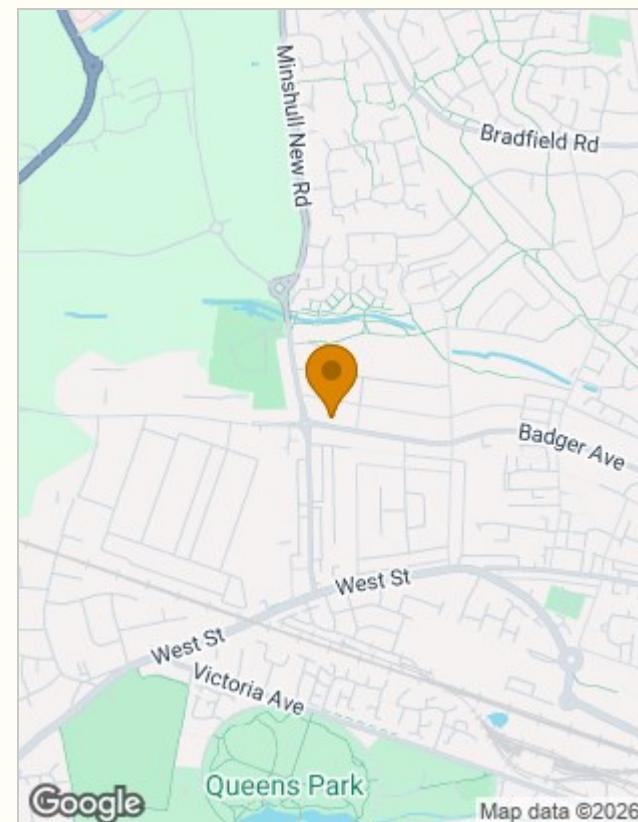




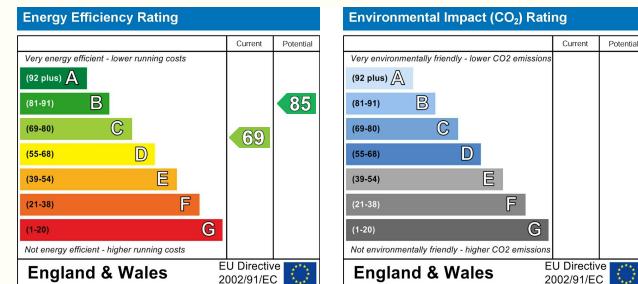
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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 item; (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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