



**238 Badger Avenue**  
CW1 3LP  
**Offers Over £135,000**



STEPHENSON BROWNE



# 238 Badger Avenue

- Traditional Semi Detached Home
- Lovely Fitted Kitchen
- Beautiful Rear Garden
- Gas Central Heating
- Viewing Recommended
- Two Bedrooms
- Off Road Parking
- Popular Location
- Double Glazing

Welcome to this charming semi-detached house located on Badger Avenue in Crewe. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or guests to stay over. The bathroom is well-appointed and offers convenience for daily use.

One of the highlights of this property is the off-road parking, ensuring you never have to worry about finding a space after a long day. The beautiful gardens surrounding the house provide a tranquil setting, ideal for enjoying a cup of tea on a sunny afternoon.

Additionally, the utility room adds practicality to the home, making chores a breeze. The well-proportioned layout of the house maximises space and creates a comfortable living environment for you and your loved ones.

Don't miss out on the opportunity to make this house your home sweet home in Crewe. Contact us today to arrange a viewing and experience the charm of this delightful property on Badger Avenue.



## Entrance Hall

**Lounge** 12'11" x 12'11" (3.96m x 3.95m)

**Kitchen** 12'4" x 8'2" (3.76m x 2.51m)

## Utility Room

## Stairs to First Floor

**Bedroom One** 12'10" x 9'8" (3.92m x 2.95m)

**Bedroom Two** 11'9" x 8'5" (3.60m x 2.59m)

## Bathroom

## Externally

The property is approached over a large private driveway providing ample off road parking. To the rear, the garden is beautifully and has been lovingly curated by the current owners.

## Council Tax

Band A.



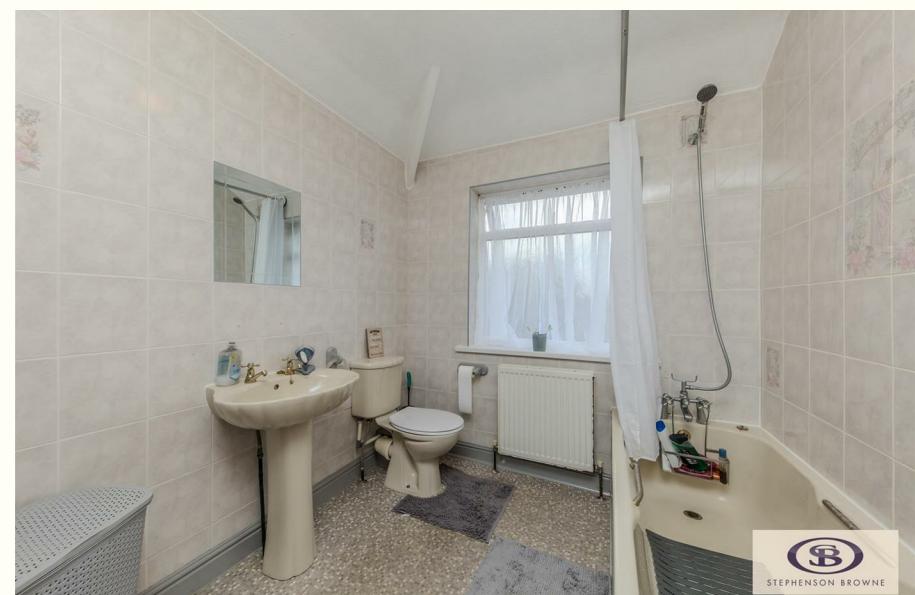
#### Tenure

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.

#### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

#### Directions





STEPHENSON BROWNE

## Floor Plans



**Ground Floor**



**First Floor**

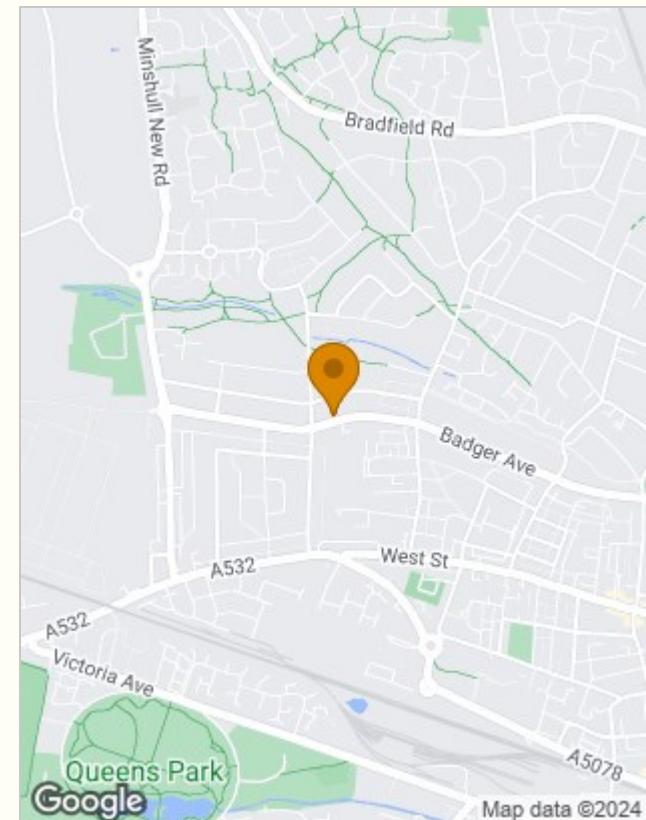
Total floor area 61.6 m<sup>2</sup> (663 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

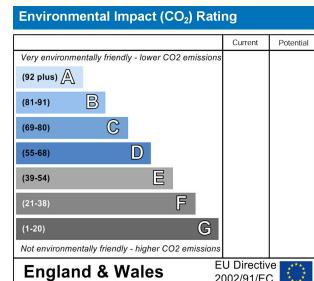
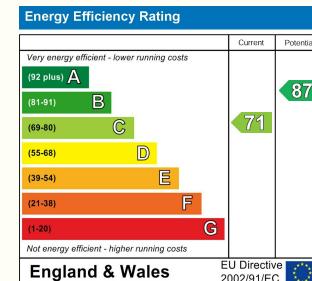
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



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234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: [crewe@stephensonbrowne.co.uk](mailto:crewe@stephensonbrowne.co.uk) | [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)