



## 44a & 44b Stalbridge Road

, Crewe, CW2 7LP

£140,000





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## Summary

**\*\*\*ATTENTION INVESTORS\*\*\*TWO APARTMENTS\*\*\*NO CHAIN\*\*\*MINIMUM 9% GROSS YIELD\*\*\***

This fantastic premises split into two apartments is ideal for investors, available with tenants in situ and no onward chain. Firstly the ground floor apartment comprises of: Entrance into the living room, hallway, kitchen, double bedroom and bathroom. The ground floor also benefits from a brand new boiler, installed in July 2023. The first floor apartment briefly comprises of: Entrance leading upstairs into the living room, kitchen, double bedroom and bathroom. The properties also benefit from 1 parking space at the rear.

The properties are ideally located a short distance from Crewe Town Centre and Crewe railway station making it an excellent choice for commuters and with the strong rental market, finding new tenants in the future will always be quick!

## Crewe

Crewe is a railway town and civil parish in the unitary authority of Cheshire East in Cheshire. Crewe is perhaps best known as a large railway junction and home to Crewe Works; for many years, it was a major railway engineering facility for manufacturing and overhauling locomotives, and also the home of Rolls-Royce motor car production. The Pym's Lane factory on the west of the town now exclusively produces Bentley motor cars. Crewe is excellent for commuters with easy access to London, Liverpool and Manchester. Crewe is well-placed; it has a growing population which is expected to increase

further with the anticipated arrival of HS2 in 2033 and the planned hub station as well as the £22M regeneration package the government has allocated to boost the town centre and surrounding areas.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor Apartment

### Living Room

11'1" x 10'8" (3.39 x 3.26)

### Kitchen

10'11" x 6'0" (3.35 x 1.84)

### Double Bedroom

13'8" x 11'1" (4.17 x 3.38)

### Bathroom

6'8" x 5'10" (2.04 x 1.79)

## Allocated Parking

## First Floor Apartment

## Entrance Stairway

### Hallway

6'6" x 3'11" (2.00 x .95)

### Living Room

11'5" x 9'6" (3.48 x 2.91)

### Kitchen

7'0" x 6'4" (2.15 x 1.95)

### Inner Hallway

17'1" x 2'85" (5.23 x .87)

### Double Bedroom

9'1" x 7'10" (2.77 x 2.40)

### Bathroom

6'6" x 7'10" (2.00 x 2.40)

### Allocated Parking

### Tenure

Leasehold, to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

44a current rating C

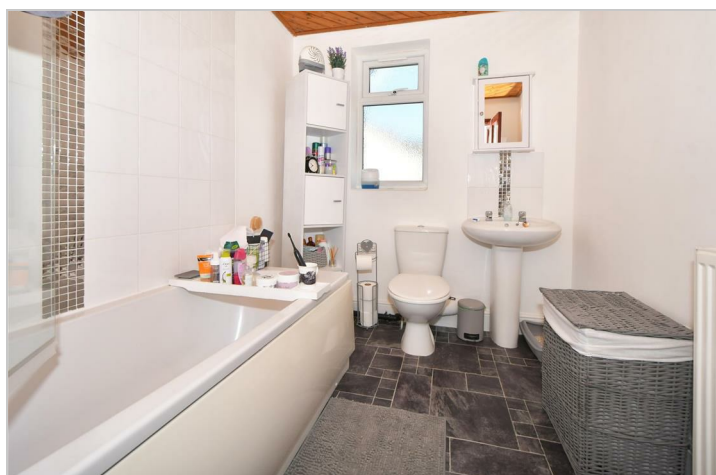
44b current rating D

### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes,

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Road Map



Hybrid Map



Terrain Map



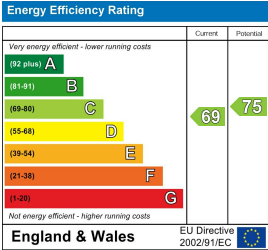
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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