



**192 Edleston Road**

CW2 7EP

**Asking Price £71,000**



2



2



1



C



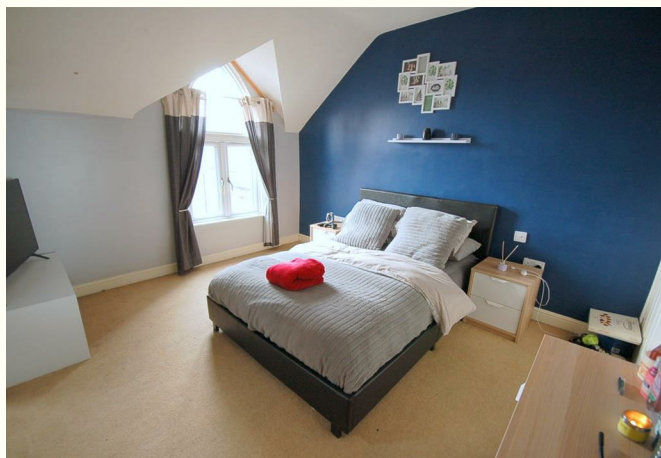
STEPHENSON BROWNE



# 192 Edleston Road

- Ideal Investor Opportunity
- Good Size Kitchen
- Convenient Location
- Spacious Lounge Diner
- Two Double Beds, Master En-Suite

**\*\*NO CHAIN\*\*** Stephenson Browne are pleased to present this spacious duplex first floor apartment which is set within a prime location within walking distance of all local amenities to include shops for day to day needs and the mainline railway station. The property has double glazing, gas central heating and an en-suite shower room. Comprising of a large lounge diner providing a great social space, there is a good size fitted kitchen, two double bedrooms, the master with an en-suite facility and bathroom completes the accommodation. All in all a super apartment with generous size rooms in good decorative order, ring us today to secure your viewing.



Asking Price £71,000



## Entrance Hall

Stairs leading to the first floor.

## Landing

Giving access to the apartment.

## Lounge Diner

16'8" x 13'10" (5.101m x 4.233m)

Two double glazed windows. TV point. Radiator. Wooden style flooring. Coving to ceiling. Air conditioning unit.

## Kitchen

13'3" x 10'9" (4.051m x 3.286m)

Double glazed window. Radiator. Range of fitted units comprising a single drainer sink unit with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Gas cooker. Space for a fridge freezer. Plumbing for a washing machine. Complementary tiling.

## Stairs to Bedrooms & Bathroom

Landing giving access to all rooms including the boiler store.

## Bedroom One

12'4" x 10'10" (3.773m x 3.310m)

Double glazed window with feature sealed unit arch window over. Radiator.



#### **En Suite Shower Room**

Sky light window. Full suite comprising a shower cubicle with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.

#### **Bedroom Two**

12'1" x 10'10" (3.702m x 3.325m)

Double glazed window with feature sealed unit arch window over. Radiator. Built in wardrobe and store.

#### **Bathroom**

Sky light window. Full suite comprising a panelled bath. Pedestal wash hand basin. Low level W.C. Complementary tiling. Radiator.

#### **Tenure**

We understand from the vendor that the property is leasehold. 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.

#### **Land Registry**

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

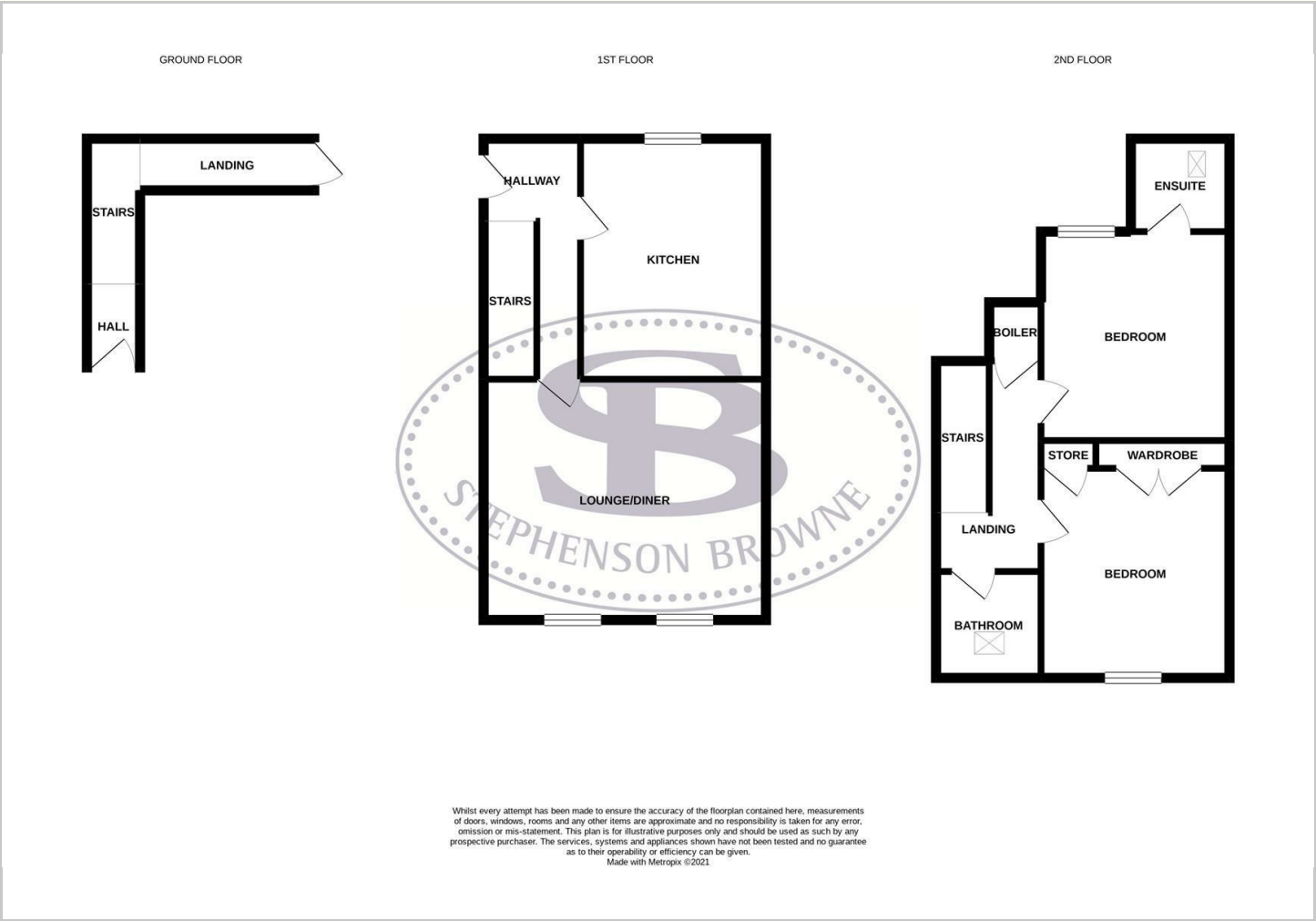
#### **Directions**

From the agent's office proceed along Nantwich Road in the direction of Crewe Railway Station. At the first set of traffic lights turn left into Edleston Road. Continue for some distance and the property is located on the left hand side clearly identified by our 'For Sale' sign.





Floor Plans

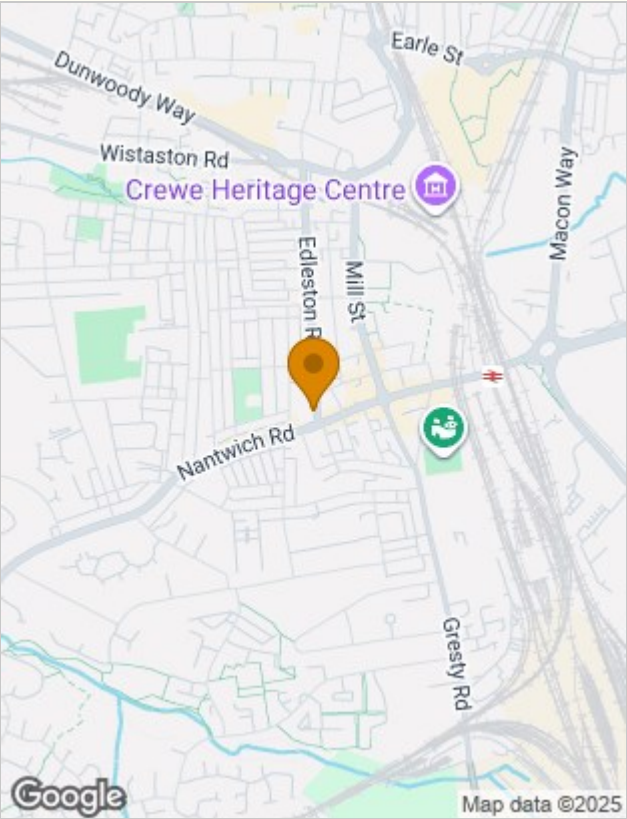


Viewing

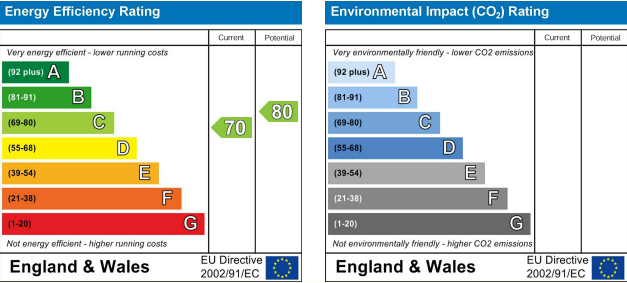
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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 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

Location Map



Energy Performance Graph



234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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