



51 Earle Street

CW1 2AS

Auction Guide £135,000



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STEPHENSON BROWNE



For sale by Traditional Auction: Starting Bid Price £135,000 plus Reservation Fee. Superb investment opportunity. A spacious mid terrace home which for several years has been run as a HMO having, five double and one single bedrooms, all with their very own en-suite shower rooms. There is a communal entrance hall and landing, lounge, breakfast area, fitted kitchen with two ovens and two sinks and a further ground floor shower room. This home has consistently been producing a steady gross annual income of over £31,000, with a yield of over 13%. making this an ideal investment property. The HMO Licence expiry on this property is 14/03/2025. (Obviously this can be renewed via the normal local authority route). The property is located within a prime spot within walking distance of the retail park, lifestyle centre, town centre and just a brisk walk to the mainline railway station, or short drive whichever you prefer. The property has double glazing, gas central heating, a communal gravel walled courtyard to the rear. Ideal as an investment or to be used as a residential home.

Auctioneer's Comments

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Entrance door. Stairs leading to first floor.

Bedroom One

11'9" x 11'7" maximum (3.589m x 3.547m maximum)

Three double glazed windows. Radiator.

En-Suite Shower Room

Suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling.

Bedroom Two

11'7" x 9'8" maximum (3.537m x 2.953m maximum)

Double glazed window. Radiator.

En-Suite Shower Room

Suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling.

Fitted Kitchen

19'1" x 6'7" (5.817m x 2.017m)

Range of fitted units comprising two single drainer sink units with work surfaces adjacent. Base units under with cupboards and drawers. Wall mounted cabinets over. Space for a fridge freezer. Plumbing for a washing machine. Two four ring gas hobs with two ovens and grills. Complementary tiling. Space for two fridge freezers.





Lounge

11'11" x 9'5" (3.650m x 2.891m)

Double glazed box bay window. Open plan to the breakfast area and kitchen. Radiator.

Breakfast Area

9'0" x 5'9" (2.744m x 1.762m)

Built in breakfast bar. Double glazed window.

Ground Floor Shower Room

Stairs to First Floor

Split level landing. Wooden balustrade. Access to loft space.

Bedroom Three

10'1" x 9'6" (3.079m x 2.911m)

Double glazed window. Radiator.

En-Suite Shower Room

Suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling.

Bedroom Four

9'11" x 11'10" (3.037m x 3.612m)

Double glazed window. Radiator.

En-Suite Shower Room

Suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling.

Bedroom Five

12'2" x 9'6" maximum (3.712m x 2.915m maximum)

Two double glazed arched windows. Radiator.

En-Suite Shower Room

Suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling.

Bedroom Six

11'11" x 6'8" maximum (3.653m x 2.034m maximum)

Double glazed arched window. Radiator. (single room)

En-Suite Shower Room

Suite comprising a shower enclosure with wall mounted shower as fitted. Pedestal wash hand basin. Low level W.C. Complementary tiling.

Externally

The property is set back from the road behind a small forecourt. To the rear there is a walled gravel courtyard providing an ideal area for sitting out during the summer months.

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.

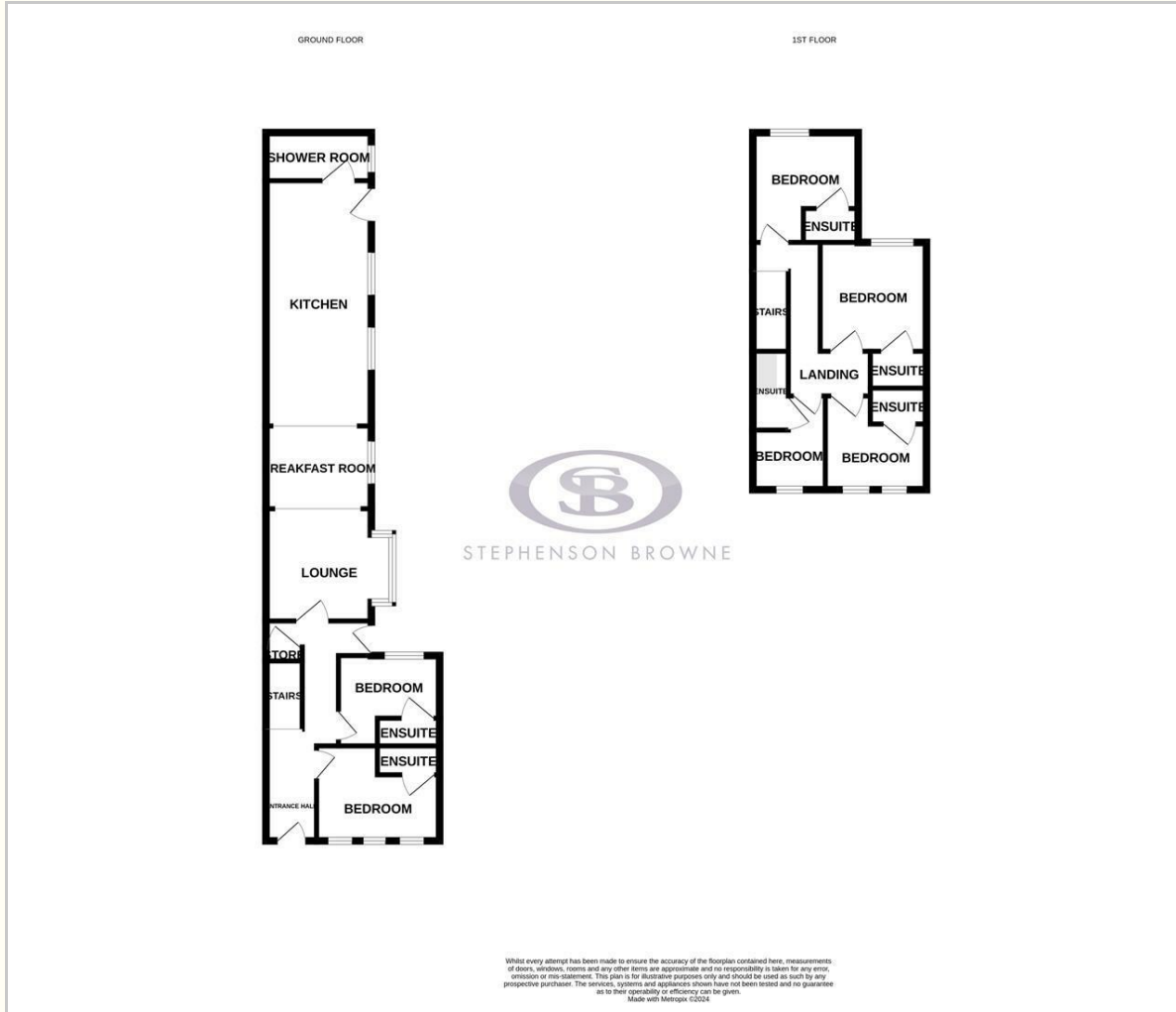
Need to Sell?

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Council Tax

Band B

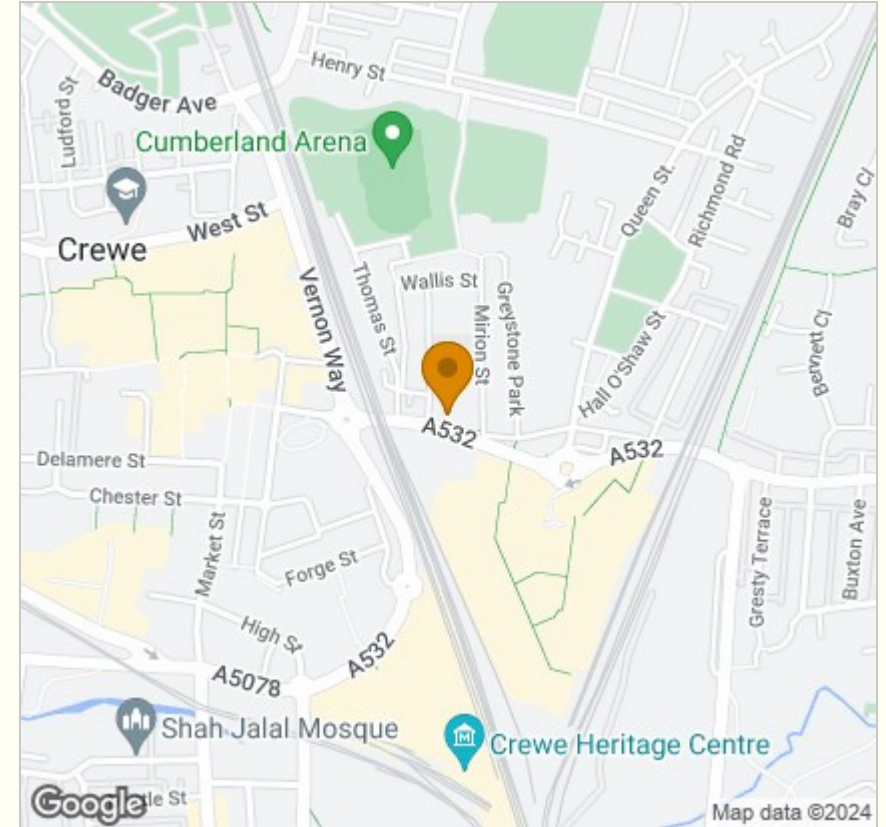
Floor Plan



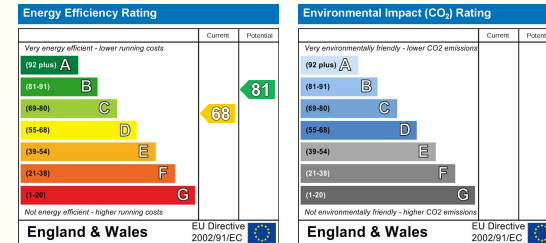
Viewing

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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