



**192 Edleston Road**

CW2 7EP

**Asking Price £85,000**



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STEPHENSON BROWNE





Asking Price £85,000

# 192 Edleston Road

- Investment Opportunity
- Duplex Style
- Master With Ensuite
- Walking Distance To Town Centre
- Larger Than Average Apartment!
- Three Bedrooms
- 2 Bedrooms With Fitted Wardrobes
- Close To Crewe Train Station

Calling all investors!! Stephens 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 currently has long term tenants in situ and pay £500pcm making this an ideal investment opportunity. The property has double glazing, gas central heating and an ensuite 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, a third bedroom and the 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.



## Entrance Hall

**Living Room** 20'7" (6.28m )

**Kitchen** 10'11" x 10'4" (3.33m x 3.16m)

**Landing**

**Bathroom**

**Bedroom One** 11'6" x 12'9" (3.52m x 3.90m)

**En-Suite**

**Bedroom Two** 11'1" x 12'9" (3.39m x 3.89m)

**Bedroom Three** 9'4" x 9'7" (2.86m x 2.93)

**Council Tax**  
Band A





### **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.

### **Directions**

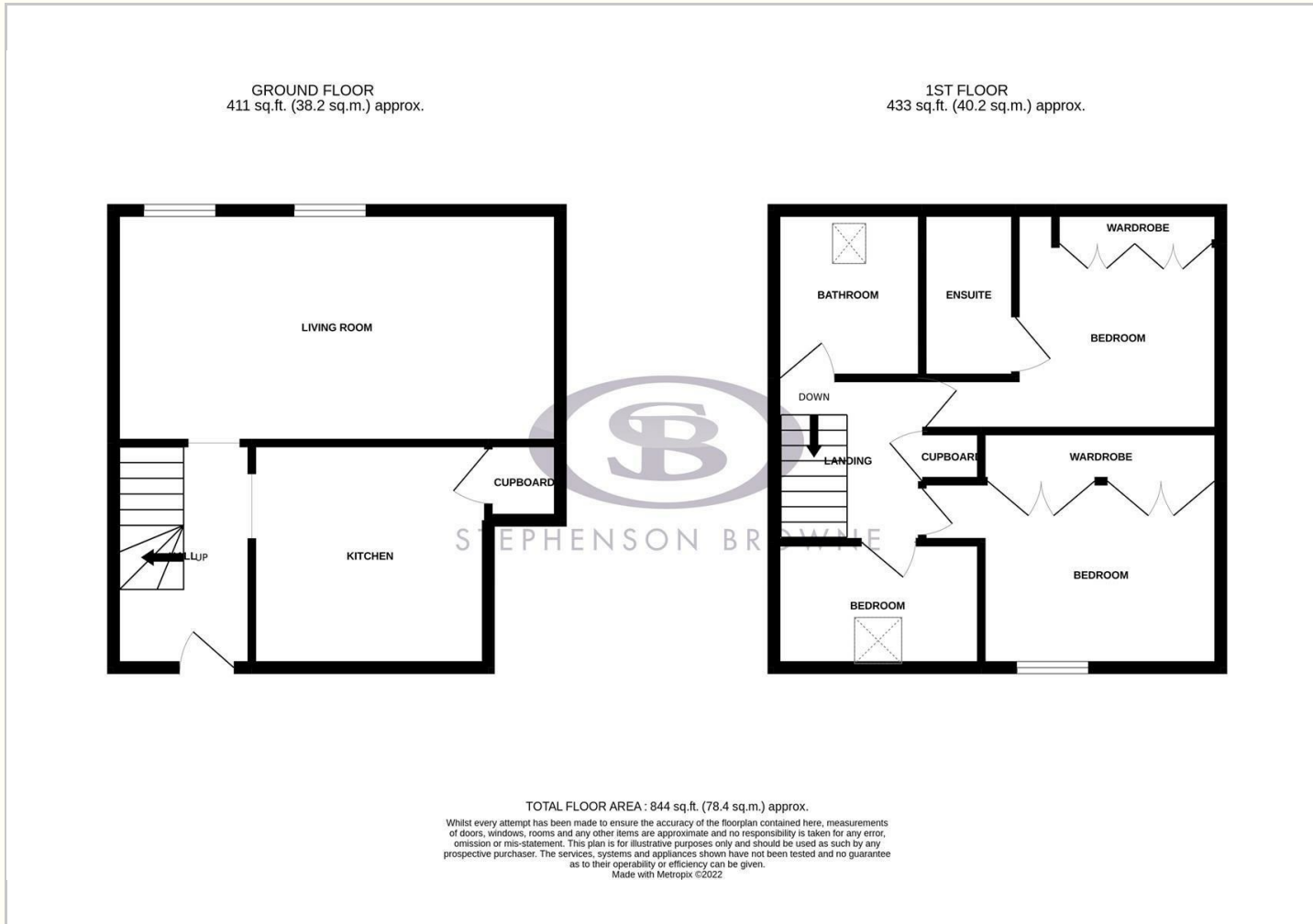
From the agent's office proceed along Nantwich Road in the direction of Crewe Railway Station. At the first set of traffic lights turn left into Edleston Road. Continue for some distance and the property is located on the left hand side clearly identified by our 'For Sale' sign.







## Floor Plans

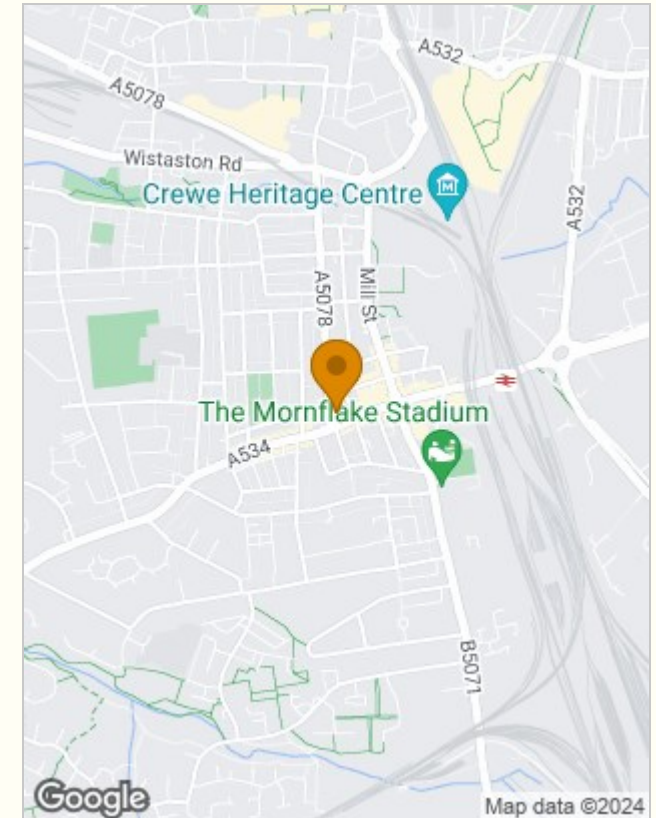


## Viewing

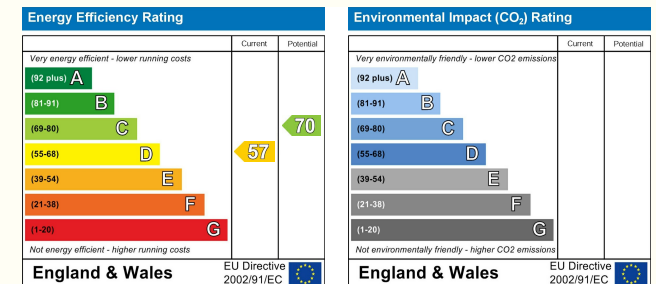
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

**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

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