



**23 Madeley Street**

CW2 6DL

**Asking Price £115,000**



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STEPHENSON BROWNE







# 23 Madeley Street

- Ideal Investment Opportunitiy
- Walking Distance To Railway Station
- Suitable For All Age Groups
- Garden To Rear
- Three Bedrooms
- Local Amenities On The Doorstep
- Two Receptions
- Gas Central Heating

Ideal for investors or anyone seeking a conveniently positioned home, please note this deceptively spacious home is currently used as an unlicensed HMO.

The property is in need of cosmetic improvements however it offers ample scope for you to incorporate your own individual ideas and impressions to personalise this home to suit your needs.

It is located a short distance from the Town Centre with excellent transport links and is only a few minutes walk from Crewe Railway Station making this a very attractive place to live and always popular with buyers.

The property has gas central heating and boasts two reception rooms and kitchen to the ground floor with three bedrooms and shower room to the first floor.

Externally there is an enclosed walled garden to the rear ideal for sitting out during the summer months. Call us today to arrange your viewing.



**Entrance Porch**  
Entrance door.

**Entrance Hall**  
Stairs leading to the first floor.

**Lounge/Bedroom** 14'5" x 10'3" (4.408m x 3.141m)  
Bay window to the front.

**Sitting/Dining Room** 13'2" x 11'7" (4.033m x 3.533)  
Window to the rear.

**Kitchen** 13'5" x 8'3" (4.091m x 2.519m)  
Two windows and stable door.

**Stairs to First Floor**  
Landing with access to loft space.





**Bedroom One**  
Window to the front.

12'4" x 10'4" (3.781m x 3.168m)

**Bedroom Two**  
Window to the rear.

13'3" x 8'10" (4.052m x 2.701m)

**Bedroom Three**  
Window to the rear.

8'3" x 6'7" (2.533m x 2.010m)

**Shower Room**  
Window.

**Externally**

Walled garden to the rear 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?**

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

**Council Tax**

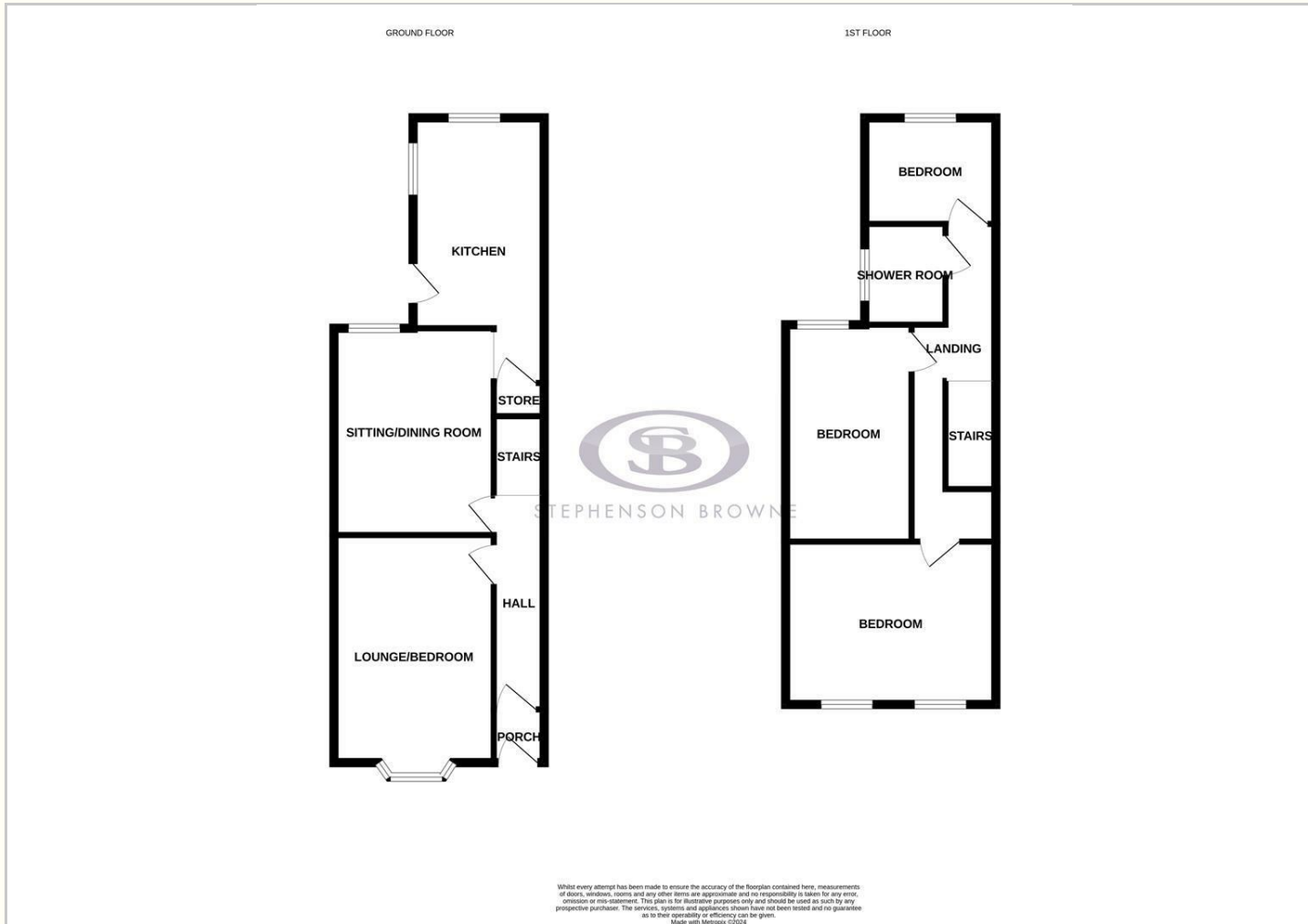
Band A

**Directions**

From the agents office turn left into Bedford Street, take the next left into Madeley Street, the property is located on the right hand side clearly identified by our 'For Sale' sign.



## Floor Plans

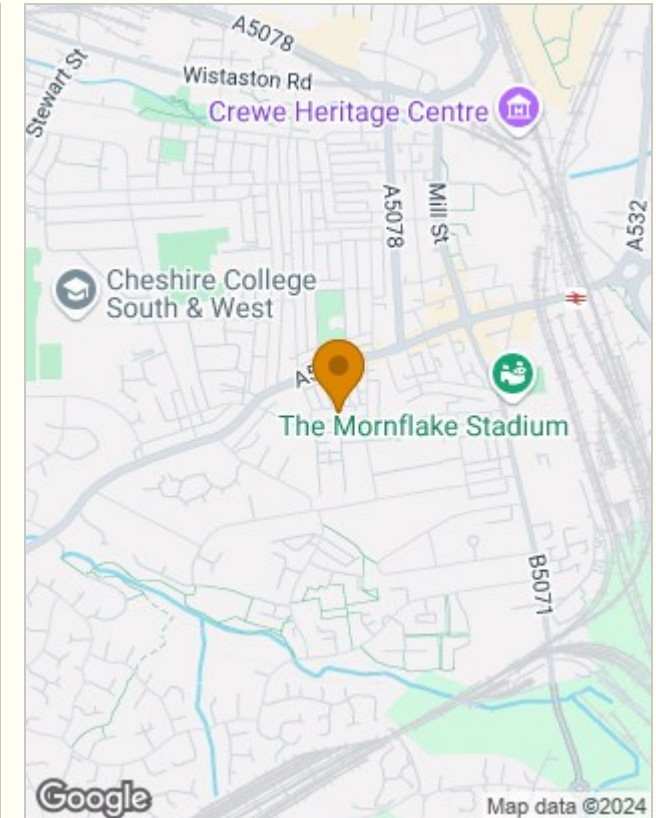


## Viewing

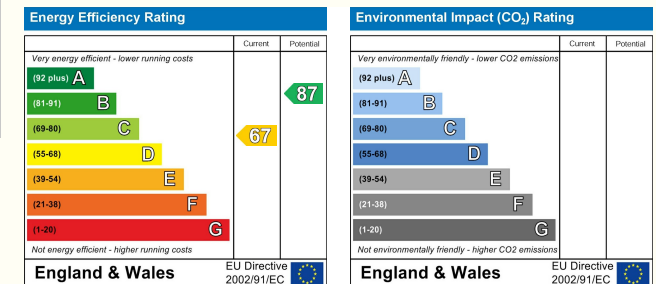
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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



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