



22 Bedford Street, Crewe, Cheshire, CW2 6JA

£110,000

**BAKER
WYNNE &
WILSON**

AN IDEAL INVESTMENT OPPORTUNITY. A SALE SUBJECT TO A STATUTORY PERIODIC TENANCY AGREEMENT.

SUMMARY

Entrance Hall, Living/Dining Room, Kitchen, Landing, Two Bedrooms, Bathroom, Double Glazed Windows, Gas Central Heating, Rear Walled Garden.

DESCRIPTION

A mid terrace two bedroom house constructed of brick under a tiled roof, probably dating back to the late 19th Century. The accommodation is a typical terrace property. Two ground floor reception rooms, ground floor kitchen and first floor bathroom. The whole having undergone some modernisation a number of years ago with a 30 year damp proof guarantee that was issued about five years ago. It is currently let under a shorthold tenancy initially for two years with twelve months remaining at a rental of £575 per calendar month exclusive.

LOCATION & AMENITIES

Crewe is close to Sandbach and Nantwich, while you can drive to Stoke and Northwich in around 20 minutes and to Chester in about 40 minutes.

The name Crewe is almost synonymous with the railway, industry that brought work, forthright to many in the local area. It is an industry still held dear by many in the town and remains a source of pride for its residents. With the M6 running nearby and allowing you to get to Manchester in 45 minutes, local attractions include Lyceum theatre, the Alexander Football Stadium, Queens Park, Crewe Heritage Centre and Lakemore Farm Park. It takes about one hour and thirty minutes to travel from Crewe to London by train and about forty minutes to Manchester Piccadilly. Trains to Manchester Piccadilly from Crewe run up to three times per hour.

DIRECTIONS TO CW2 6JA

On approaching Crewe from the Nantwich side, go past Salisbury Avenue and then take the next turning right in Bedford Street, proceed along here and the property is located on the right hand side.

ACCOMMODATION

With approximate measurements comprises:



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LIVING ROOM

14'0" x 12'0"

Double glazed window, ornamental fireplace, TV point, meter cupboard, radiator.

DINING ROOM

11'11" x 11'9"

Radiator, double glazed window.

KITCHEN

9'11" x 6'6"

Range of units, sink unit, cupboards and drawers, electric hob unit, oven, double glazed window, Marley tiled floor, plumbing for washing machine, double glazed window and door leading to outside.

STAIRS FROM LIVING ROOM TO FIRST FLOOR LANDING

BEDROOM

13'0" x 9'2"

Double glazed window, radiator.

BEDROOM

11'11" x 11'11"

Double glazed window, radiator.

BATHROOM

9'10" x 6'10"

Panel bath with Mira shower unit, pedestal wash basin, low level W/C, part tiled walls, double glazed window, linen cupboard.

OUTSIDE

Towards the rear is a walled yard, raised astro turf area and decking area, pedestrian access to rear.

SERVICES

All mains services are connected to the property.

N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

COUNCIL TAX

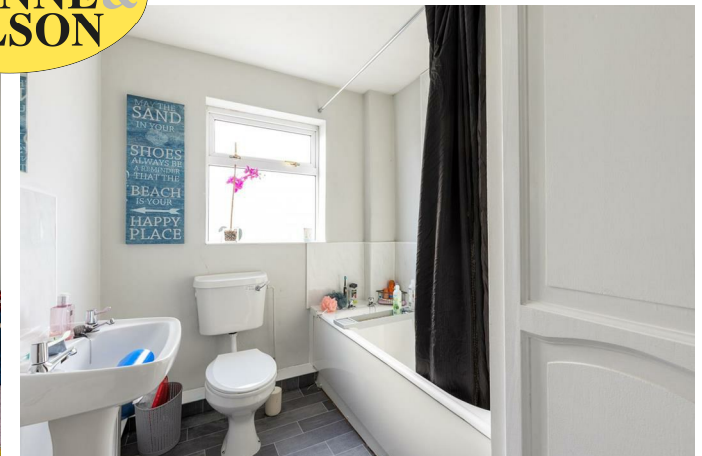
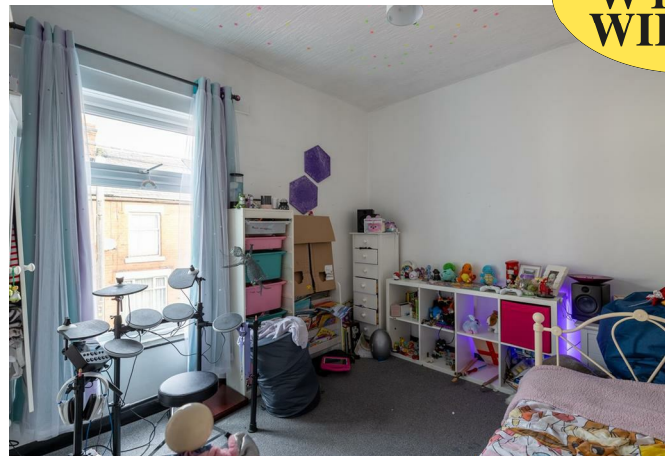
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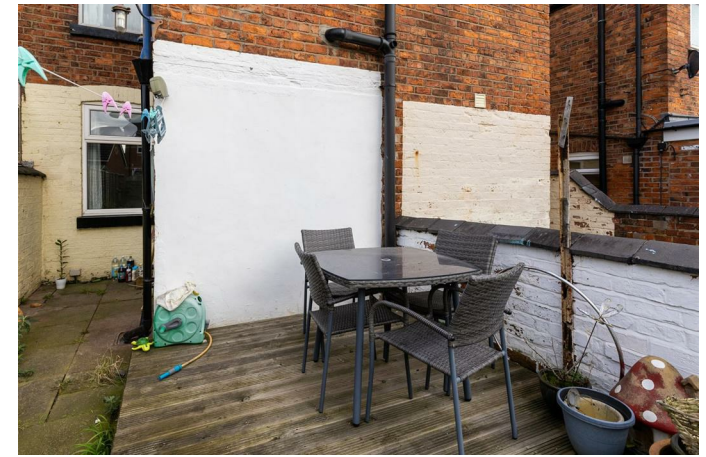
VIEWING

By appointment with Baker Wynne & Wilson
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22 BEDFORD STREET, CREWE, CHESHIRE, CW2 6JA

Approximate Gross Internal Area: 72.6 m² ... 782 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	80
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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