



STEPHENSON BROWNE

Ramsbottom Street, Crewe

CW1 3AN



Auction Guide £80,000

Description

For sale by Modern Method of Auction: Starting Bid Price £80,000 plus reservation fee.

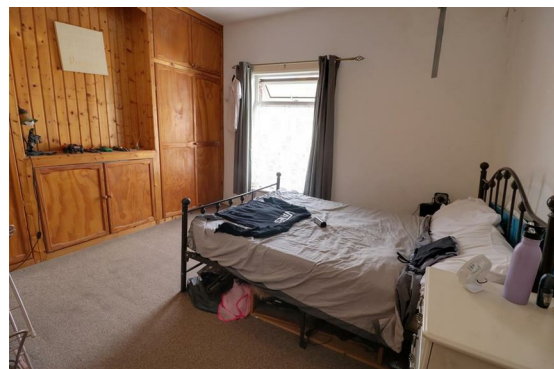
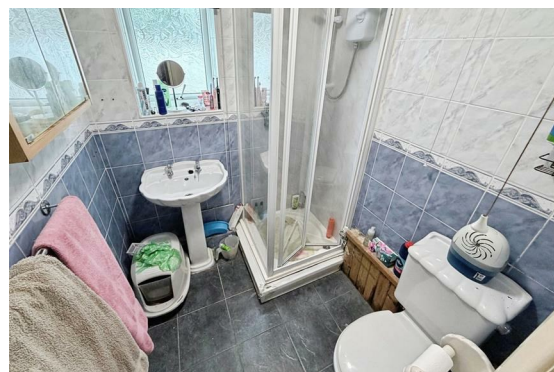
An excellent opportunity to acquire this spacious three double bedroom mid-terraced property, offered for sale via the Modern Method of Auction with tenants in situ, making it an ideal purchase for investors seeking an immediate rental income.

The accommodation is well proportioned throughout and briefly comprises an entrance hall leading to a generous open-plan reception room, providing ample space for both living and dining. To the rear of the property is a fitted kitchen offering a range of wall and base units, along with a ground floor shower room. To the first floor are three well-sized double bedrooms, all offering comfortable living accommodation.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space.

Conveniently located within walking distance of Crewe town centre, the property enjoys easy access to a wide range of local amenities including shops, supermarkets, schools, caf  s and leisure facilities. Crewe railway station is also within easy reach, offering excellent rail links, while the A500 and M6 motorway network are easily accessible for commuters.

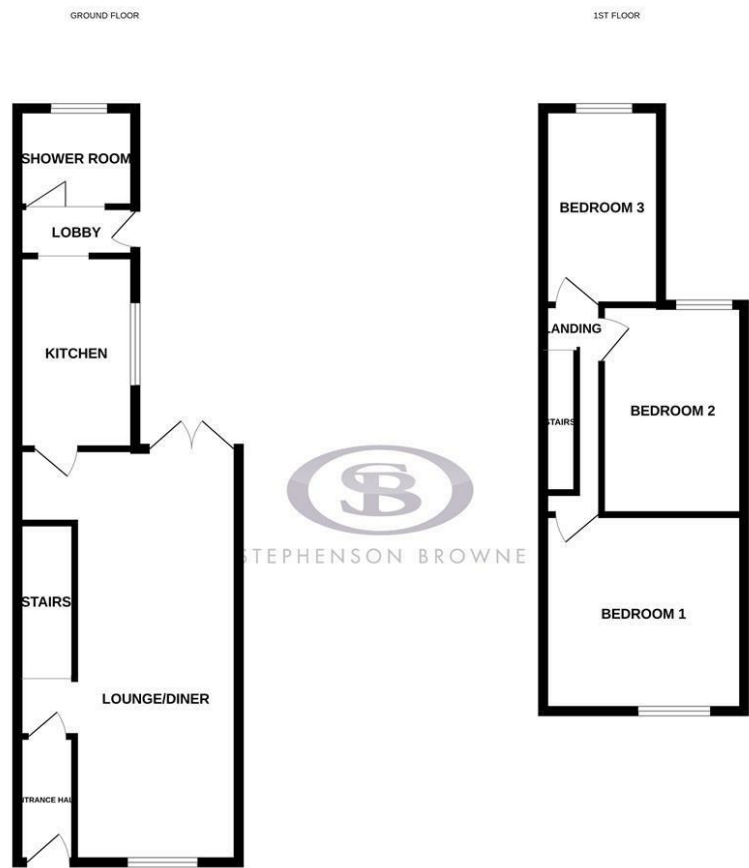
Being sold with tenants in situ and via the Modern Method of Auction, this property represents a fantastic opportunity to add a ready-let investment to an existing portfolio or to begin a buy-to-let investment journey.



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metapex G2025

Area Map



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		
	58	76
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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