



STEPHENSON BROWNE

Ramsbottom Street, Crewe

CW1 3AN



Auction Guide £77,500

Description

For sale by Modern Method of Auction: Starting Bid Price £77,500 plus reservation fee.

This two bedroom mid terrace property presents an excellent opportunity for investors, landlords, or buyers looking to undertake a renovation project. The property offers significant scope for improvement and the potential to add value, making it an attractive proposition for those seeking a property they can refurbish to their own specification.

The accommodation comprises a spacious ground floor layout with separate reception space and kitchen accommodation, providing a solid foundation for redesign and enhancement. To the first floor are two well proportioned bedrooms and a generous bathroom fitted with both a bath and a separate shower cubicle, offering practical accommodation.

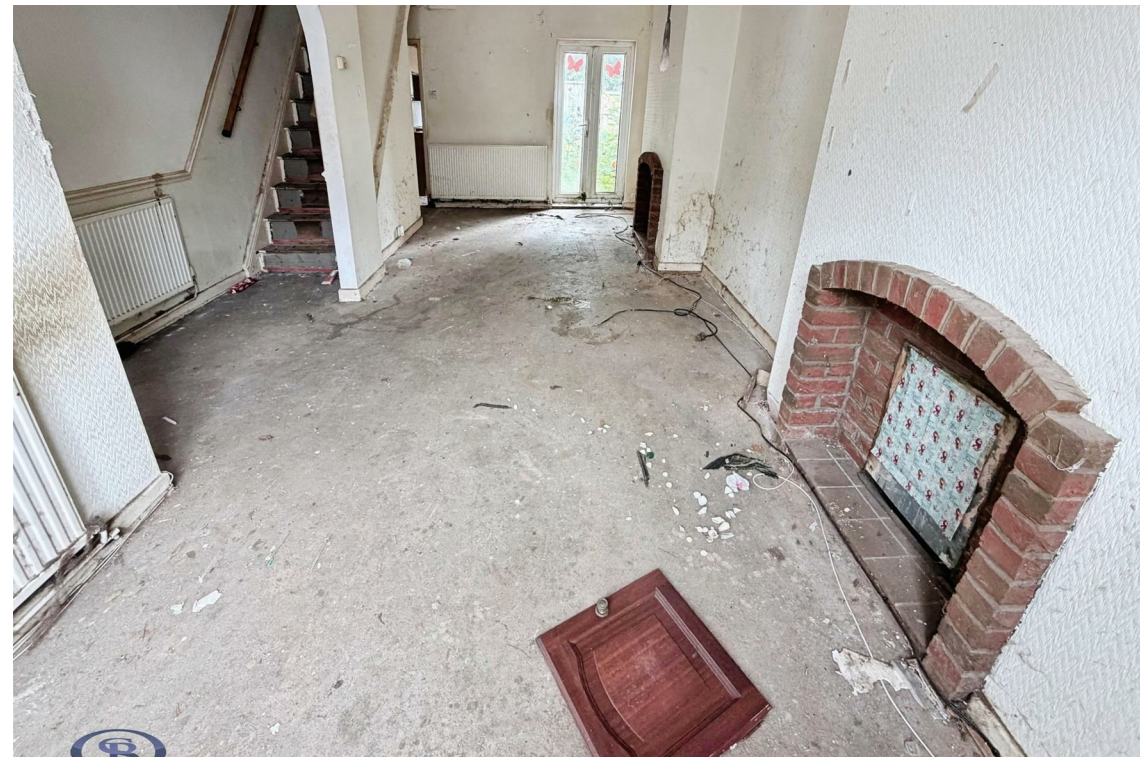
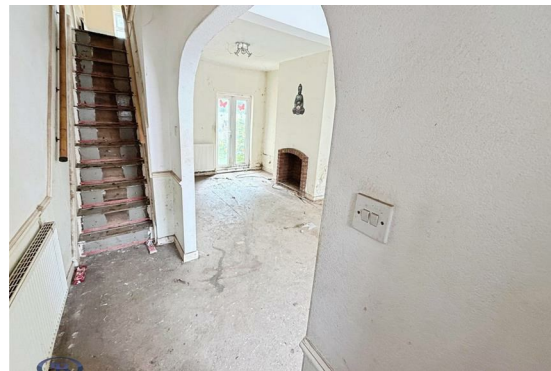
Externally, the property benefits from an enclosed rear yard/garden area, providing outdoor space with further potential for improvement. The property is offered with vacant possession, allowing a purchaser to commence works immediately following completion.

Situated within a popular residential area of Crewe, the property is conveniently located close to a range of local amenities, schools, shops, and everyday facilities. Excellent transport links are nearby, including easy access to Crewe town centre and Crewe railway station, making the location appealing to both owner occupiers and tenants alike.

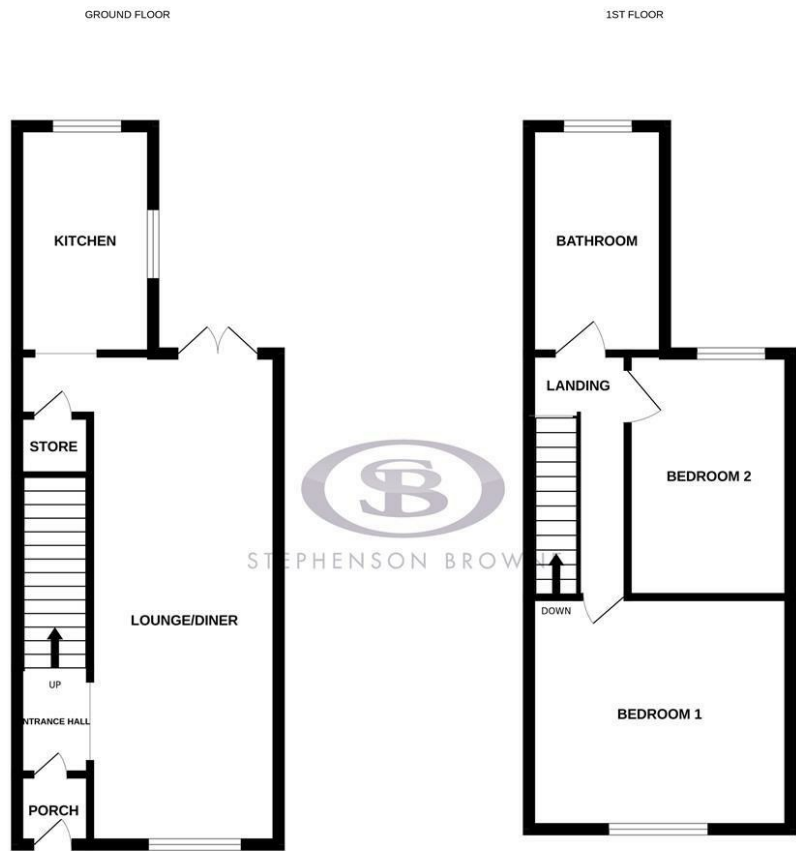
Viewing is highly recommended to appreciate the accommodation on offer and, in particular, the excellent potential this property provides for refurbishment and future value growth.

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.

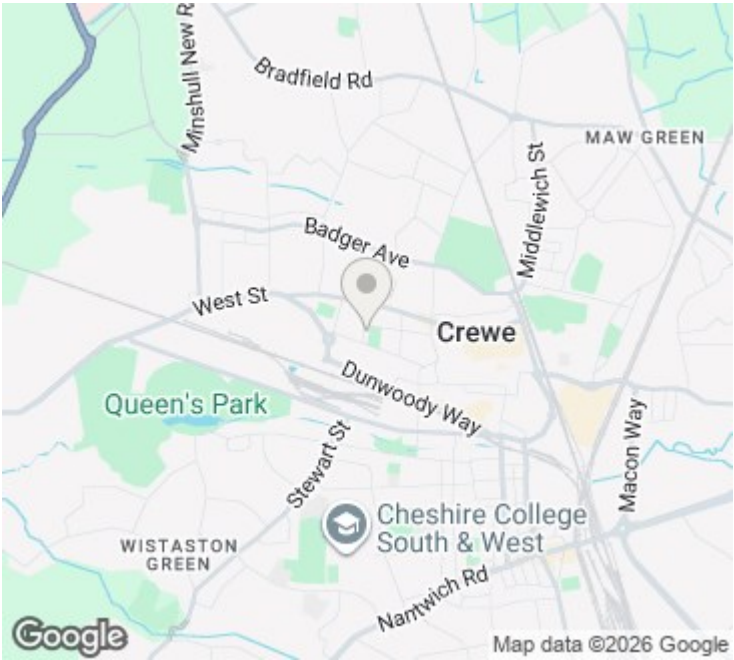


Floorplans



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 Metropix C2025

Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		79	(69-80) C		
(55-68) D	57		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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