

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Mossford Avenue, Crewe
CW1

229224645





PROPERTY DESCRIPTION

Our latest listing is in Mossford Avenue, Crewe CW1

This property has a potential to rent for **£1,080** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Mossford Avenue, Crewe
CW1

229224645

Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

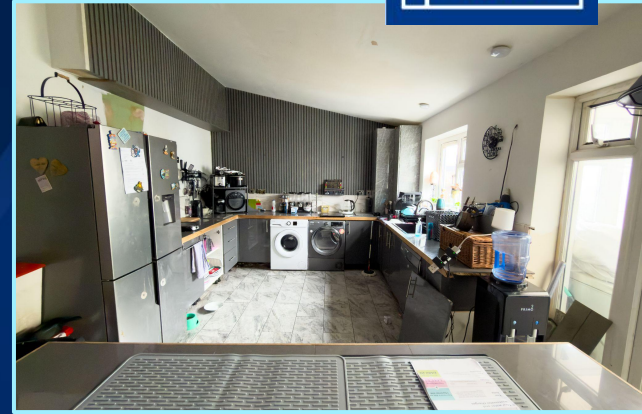
Lease Length: In Legal Pack

Market Rent: £1,080

Lounge



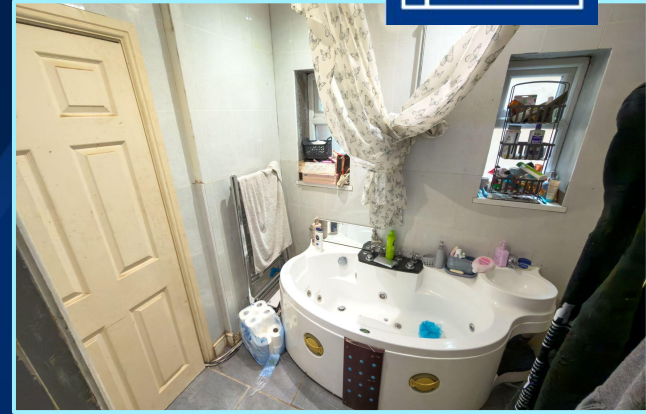
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£159,000

10% Deposit (£5,000 Minimum) **£15,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£21,900**

Purchase Balance **£143,100**

SDLT Charge **£8,630**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£152,730**

Your total all in costs would be ~£152,730 after taxes and fees based on a purchase price of £159,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £325,000.



£325,000

4 bedroom detached house for sale

James Atkinson Way, Crewe, Cheshire, CW1

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Mar 2026 to 6 Aug 2026 (155 days) by Bridgfords, Crewe

+ Add to report



£300,000

4 bedroom detached house for sale

James Atkinson Way, Crewe

CURRENTLY ADVERTISED

Marketed from 27 Dec 2024 by Butters John Bee, Crewe

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our lettings team.



£1,600 pcm

4 bedroom detached house

Cranebrook Close, CW1

CURRENTLY ADVERTISED

Marketed from 7 Sep 2026 by Leaders Lettings, Crewe

[+ Add to report](#)



£1,500 pcm

4 bedroom detached house

James Atkinson Way, Leighton

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2026 to 16 Jul 2026 (43 days) by Martin & Co, Crewe

[+ Add to report](#)



Interested in this
property investment?

Call us on
0161 394 2637

Mossford Avenue, Crewe CW1

PROPERTY ID: 229224645

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.