



**204b Walthall Street**

CW2 7LD

**Offers Over £70,000**



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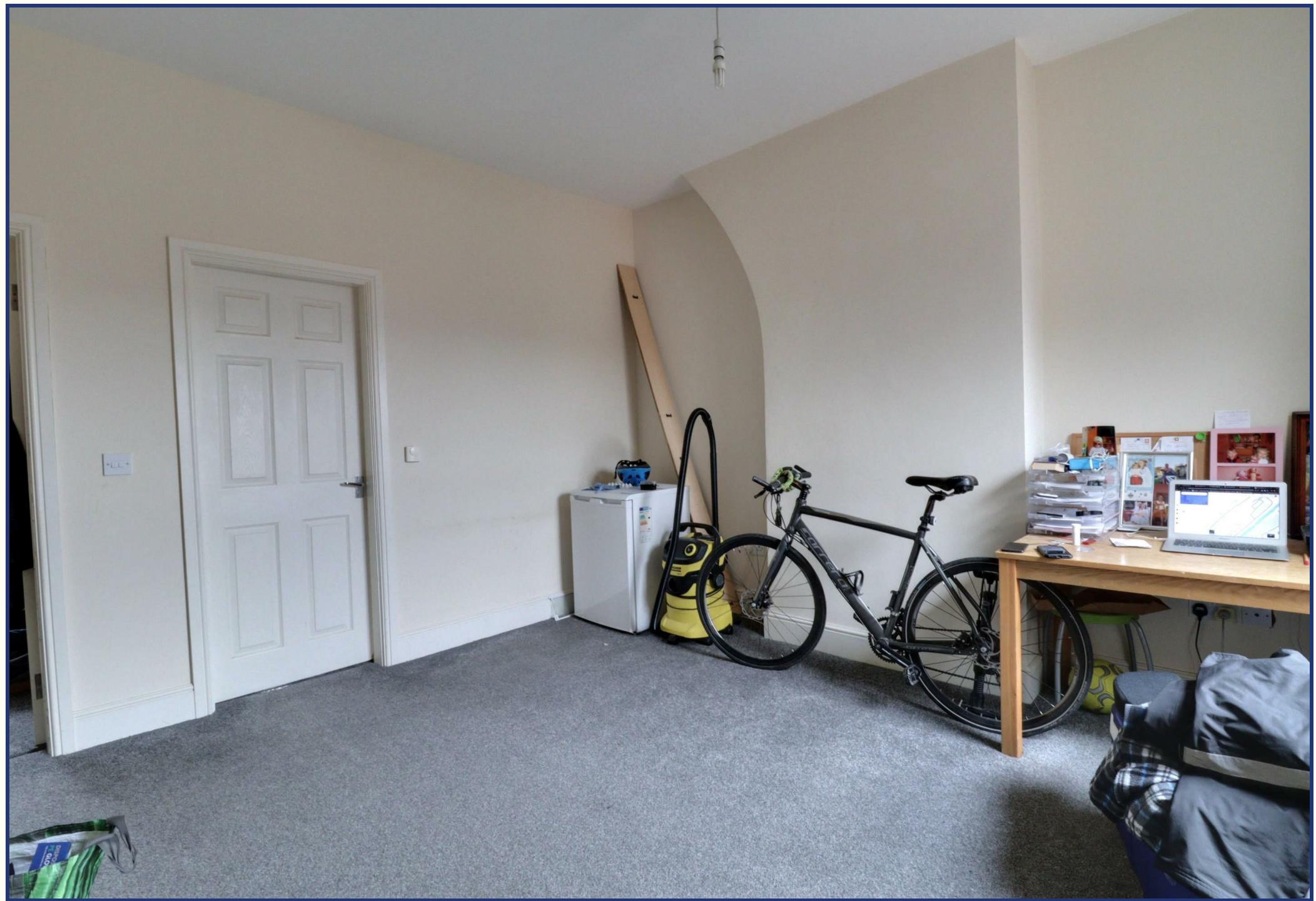


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STEPHENSON BROWNE





# 204b Walthall Street

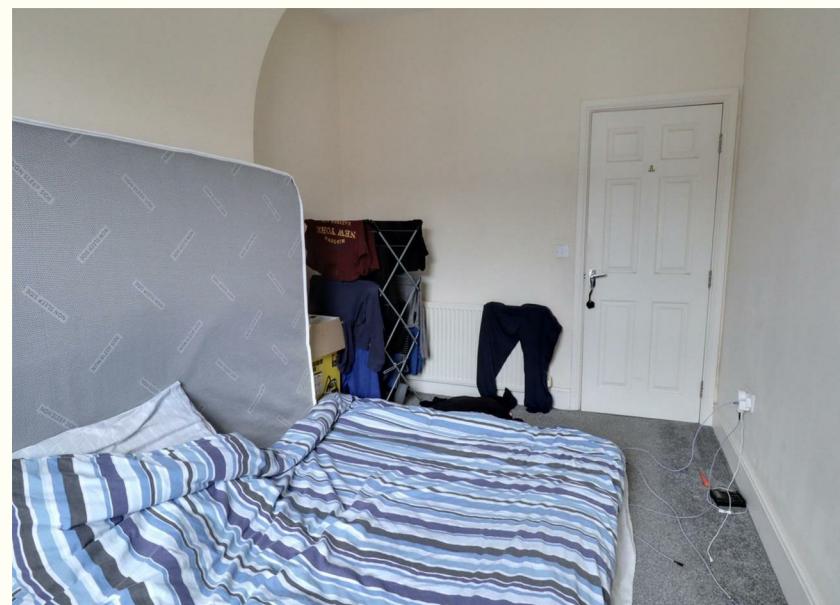
- Spacious First Floor Apartment
- Large Living Space
- Tenant In Situ Until September 2025
- Close To Mainline Railway Station
- Double Glazing
- Two Bedrooms
- Fitted Kitchen
- Convenient And Central Location
- Gas Central Heating
- Call To View

Calling all investors! Welcome to this spacious first floor apartment located on Walthall Street in the heart of Crewe. With two well proportioned bedrooms, making it an ideal choice for investors seeking a property with a tenant already in situ.

The flat boasts a comfortable reception room, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and of a good size. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a central and convenient location, this property is just a stone's throw away from local amenities, including shops, cafes, and parks. Additionally, the mainline railway station is within easy reach, making commuting to nearby towns and cities a breeze.

This apartment is a must view for anyone looking to invest in a property that combines comfort, convenience, and potential. Don't miss the opportunity to make this charming flat your new home or investment.



## Entrance Hall

**Lounge/Diner** 14'0" x 12'6" (max) (4.288m x 3.814m (max))

**Kitchen** 9'4" x 7'4" (2.849m x 2.253m)

**Bedroom One** 12'0" x 8'7" (3.666m x 2.633)

**Bedroom Two** 11'10" x 4'7" (3.619m x 1.409m)

## Bathroom

## Council Tax

Band A.

## Tenure

We understand from the vendor that the property is leasehold. 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.

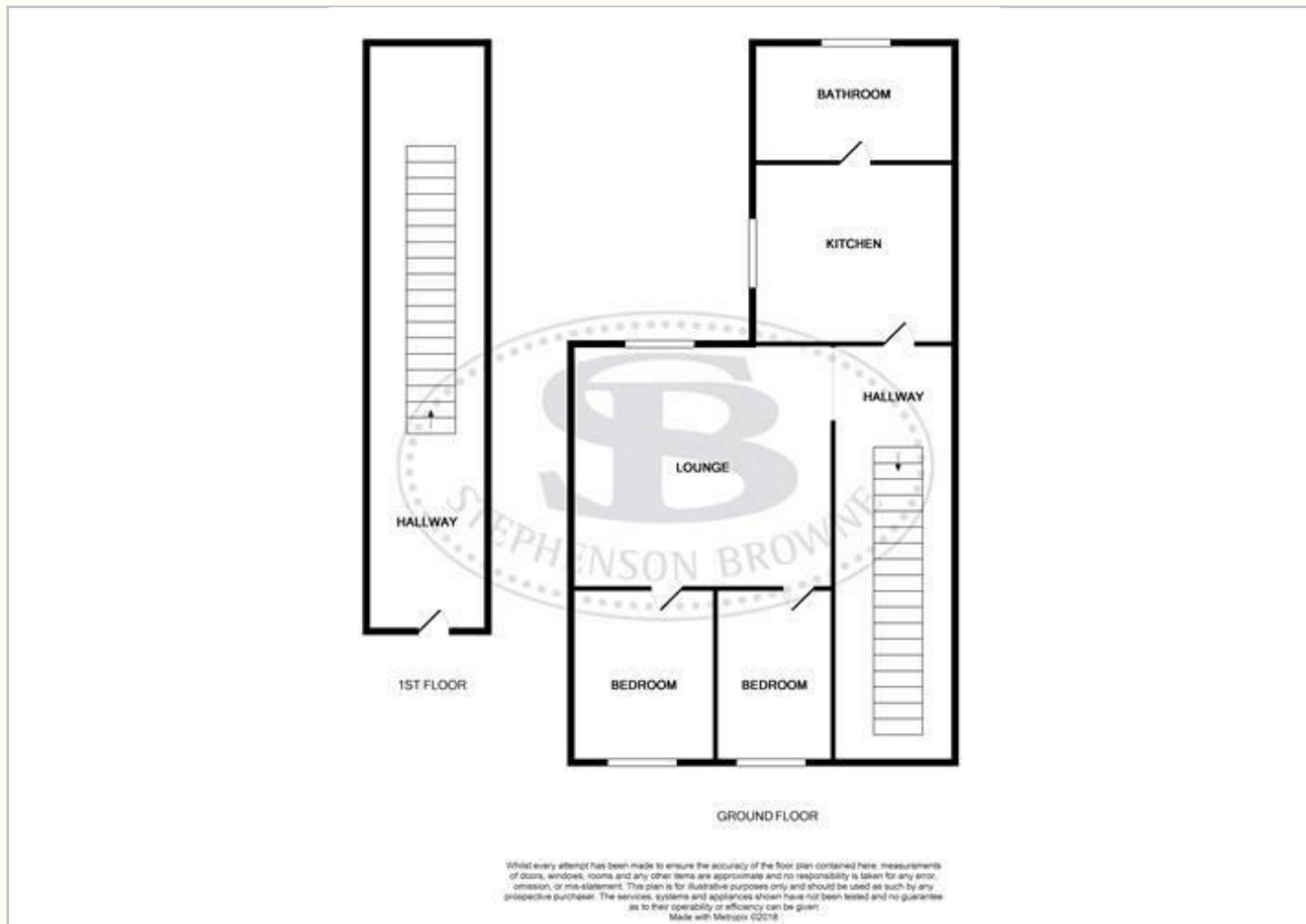


## Directions





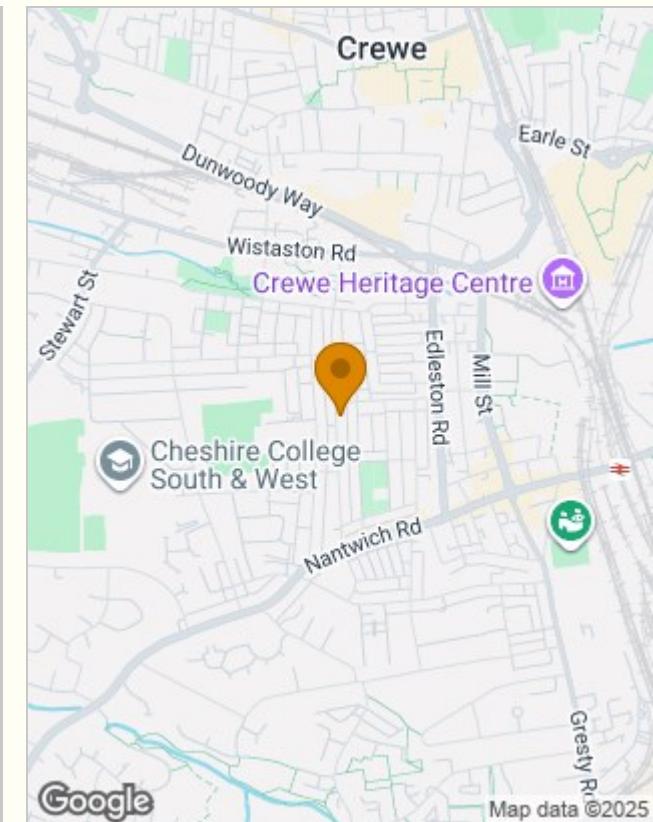
## Floor Plans



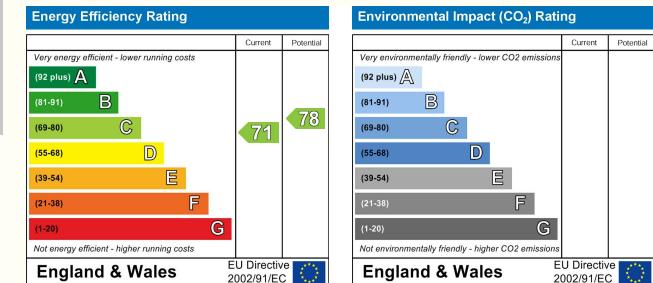
## Viewing

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

## Location Map



## Energy Performance Graph



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 item; (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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

T: 01270 252545 E: [crewe@stephensonbrowne.co.uk](mailto:crewe@stephensonbrowne.co.uk) | [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)