



**222 Walthall Street**

CW2 7LD

**Asking Price £140,000**



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STEPHENSON BROWNE





# 222 Walthall Street

- Sold With Tenants In-Situ
- Deceptively Spacious
- Two Large Double Bedrooms
- Close To Crewe Town Centre
- Early Inspection Highly Recommended
- Chain Free
- Open Plan Reception Space
- Modern Throughout
- EPC: D
- Call Us Today For More Information

**\*\*Investors only - sold with tenants in-situ\*\***

Stephenson Browne are pleased to offer for sale this spacious and modern three bedroom terraced property on Walthall Street. A fantastic opportunity for investors looking to start or expand their portfolio, this home boasts a modern finish throughout requiring little to no maintenance.

The ground floor is comprised of an open plan reception room, previously split into two. Both spaces are versatile and provide an abundance of space for all of the family. The kitchen is a traditional galley style with a contemporary finish, plenty of work surfaces and cupboard space.

To the first floor, you will find two double bedrooms and a single bedroom. The latter lending itself to a potential home office or study, should you not need three bedrooms. The family bathroom includes a shower over the bath, low level W.C and wash handbasin.

The rear garden has a flagged patio and artificial lawn, meaning there is next to no maintenance involved. Call us today for more information.



## Hallway

**Living Room** 9'10" x 11'9" (3m x 3.6m)

**Dining Room** 10'5" x 14'1" (3.2m x 4.3m)

**Kitchen** 6'10" x 14'9" (2.1m x 4.5m)

## Stairs to First Floor

**Bedroom One** 13'1" x 11'9" (4m x 3.6m)

**Bedroom Two** 13'3" x 8'5" (4.06m x 2.57m)

**Bedroom Three** 7'2" x 8'2" (2.2m x 2.5m)

**Bathroom** 4'3" x 5'10" (1.3m x 1.8m)

## Externally

Low maintenance rear garden with flagged patio & artificial lawn.

## Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.







**Council Tax**  
Band A.

#### **AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

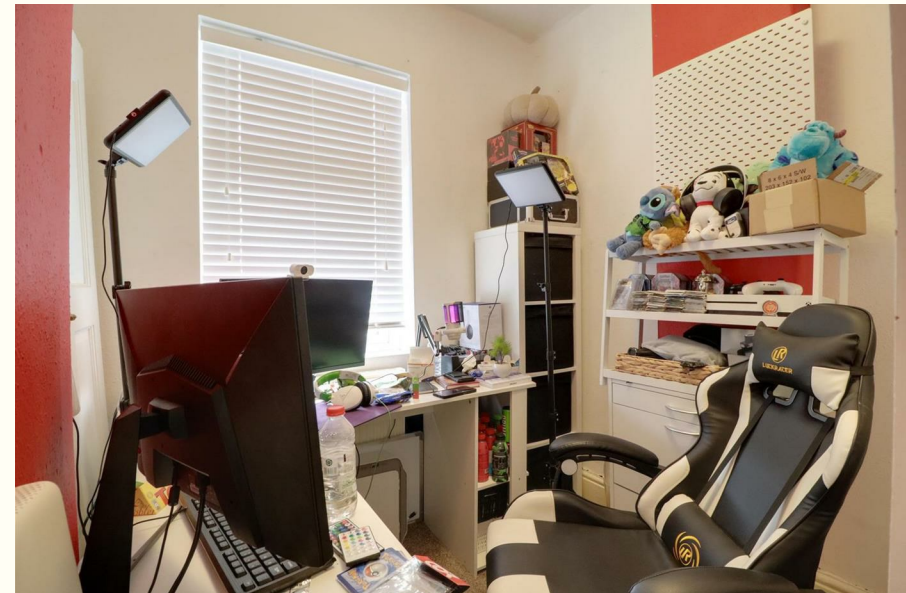
#### **Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.

#### **Directions**

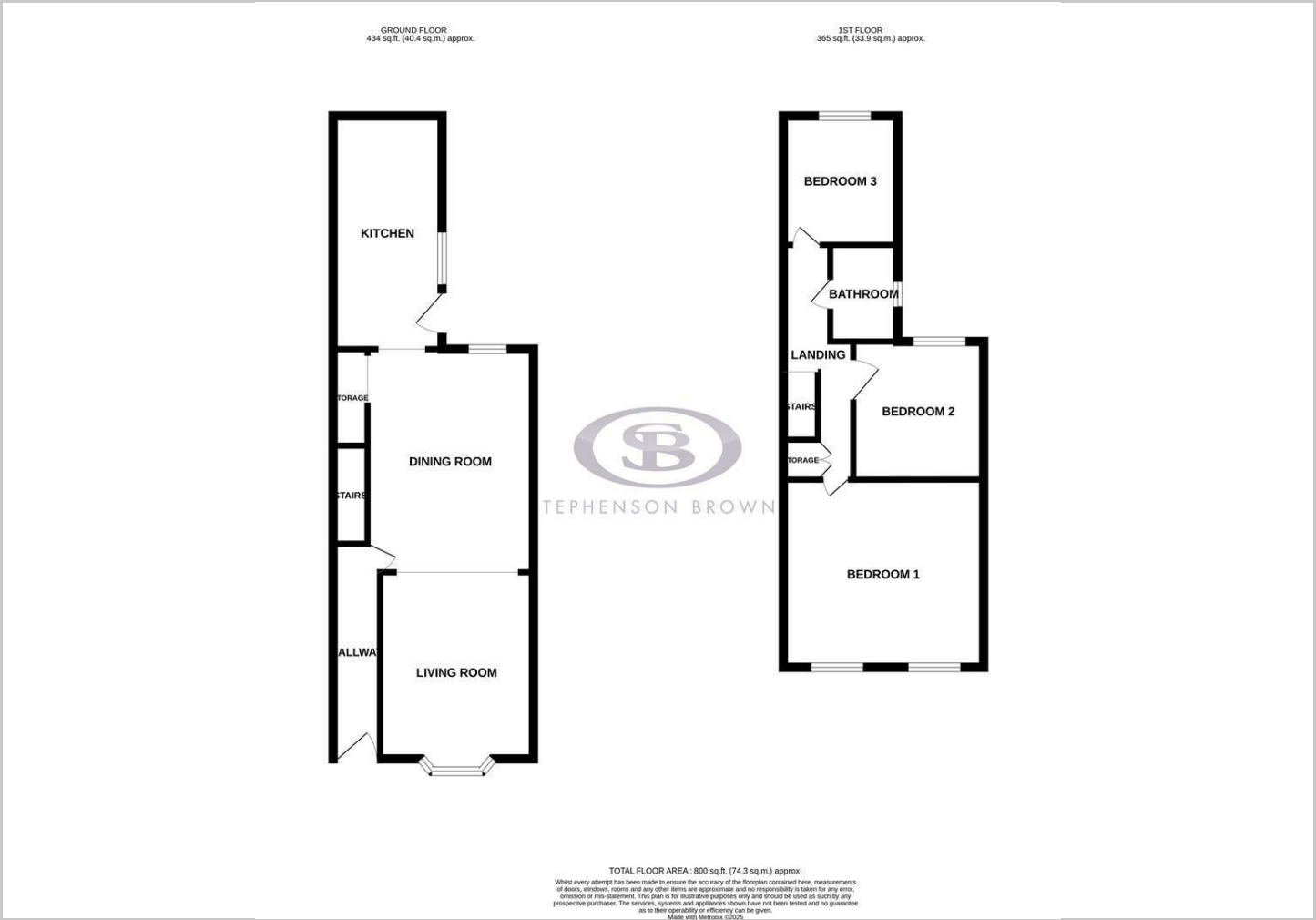
From the agents office head down Nantwich Road towards Crewe Railway Station. Take the 2nd left turn and the property is located on the right hand side between the turn for Nile Street and Stalbridge Road.







Floor Plans



Viewing

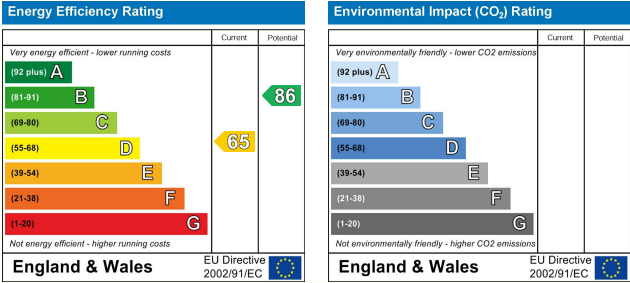
Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

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

Location Map



Energy Performance Graph



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