



**4 bed terraced house to buy in**  
Culland Street, Crewe, Cheshire, CW2 6DQ

**£140,000** Starting Bid

 x4  x1  x1

Tenure  
**Freehold**

On Street parking

**Property features**

 EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

THIS MATURE MID TERRACED PROPERTY IS OFFERED TO THE MARKET FOR SALE VIA AUCTION AND IS BEING SOLD WITH TENANTS IN SITU.

Very handily situated for access to Nantwich Road's shops and amenities, including Aldi supermarket, and also being well located for Crewe Railway Station, this property provides well proportioned accommodation.

The property is currently rented as a four bedroomed HMO, to professional tenants and currently brings in a gross rent of £1755 pcm, making this a perfect investment if you are looking for income from Day 1 and a hands off investment.

Having a communal lounge, kitchen and a ground floor wc. There are four bedrooms, three to the first floor and one to the ground floor, with three bedrooms and communal bathroom to the first floor.

The property is in good order and would make a great investment for anyone looking to purchase in Crewe's thriving buy to let market.

Hallway

Double glazed entrance door, laminate flooring,

radiator, stairs leading to first floor

Lounge

Double glazed window to rear, laminate flooring,

radiator, understairs cupboard.

Kitchen

Fitted with a one and a half bowl sink unit and a range of base, drawer and wall cupboards. Built in electric oven and hob, with a cooker hood above. Space for fridge freezer. Double glazed window and double glazed door to side. Radiator.

#### Rear Hall

Gas fired combination boiler.

#### Downstairs Wc

Having a white two piece suite that includes: low level wc and wash hand basin, space and plumbing for washing machine, double glazed window to side.

#### Bedroom 4

Double glazed bay window to front, radiator, ceiling rose, corniced ceiling.

#### Landing

Built in storage cupboard.

#### Bedroom 1

Double glazed bay window to front, radiator.

#### Bedroom 2

Double glazed window to rear, radiator.

#### Bedroom 3

Double glazed window to rear, radiator, loft access.

#### Bathroom

Fitted with a white three piece suite that includes: panelled bath with shower over, shower screen and tiled surrounds, wash hand basin and low level wc, radiator, double glazed window to side.

Outside

To the rear there is an enclosed paved garden with gated rear access. To the front the property stands behind a paved forecourt.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Culland Street, Crewe, Cheshire, CW2 6DQ

Contact your local branch today for more information on this property:

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