



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall 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 general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and 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 of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

INVESTMENT OPPORTUNITY. For sale with a long term tenant as they have been there 15 years and want to remain. A two bedroom end terrace located on Middlewich Street walking distance to Crewe town centre, Crewe retail park. Lounge, Kitchen diner, two bedrooms, bathroom. Parking and garden to the rear,

### **LOUNGE**

12'0" x 11'1" (3.68 x 3.40)

Double glazed window to the front aspect. Wooden front door. Ceiling light point.

### **KITCHEN/DINER**

12'0" x 11'1" (3.68 x 3.40)

Dining kitchen with white wall and base units, oven and hob, sink. Stairs to the first floor and farm house style doors to the rear garden. Ceiling light point.

### **FIRST FLOOR**

Doors to the bedrooms and bathroom. Ceiling light point.

### **BEDROOM ONE**

11'3" x 11'3" (3.45 x 3.43)

Double bedroom to the front aspect, ceiling light point and radiator.

### **BEDROOM TWO**

10'11" x 6'5" (3.35 x 1.98)

Good size bedroom with window to the rear aspect, radiator and ceiling light point.

### **REAR GARDEN**

Access to the rear via gates to the driveway and yard area.

### **LOCATION**

Crewe is a large town located in Cheshire East. Noted for its large railway engineering site at the Crewe Works the town is also home to the Bentley motor car factory and a number of business parks surround the town. Being located close to M6 Junction 16 and also with Crewe railway station being a major interchange station on the West Coast Main line, Crewe has excellent transport links and infrastructure. For air travel, the closest airport is Manchester which is located approx. 30 miles away. Looking ahead it is currently the plan for Crewe to be linked to the proposed HS2 line via a connection from the West Coast Main Line just to the south of the town. If this proposed development goes ahead it is thought that it will be possible to travel from Crewe to London in 58mins.

### **VIEWINGS**

Strictly by appointment with the agents Crewe office:

Telephone 01270 255396

### **MARKET APPRAISAL**

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

### **FINANCIAL SERVICES**

We can help you fund your new purchase with mortgage advice.

For whole of market advice with access to numerous deals and exclusive rates not available on the high street please

contact one of our sales team today on 01270 255396, pop in to chat further at our Crewe office at 137 Nantwich Road, Crewe CW2 6DF or email us if more convenient and we can discuss your requirements further.

We also have a team of legal experts ready to help you with all your legal needs.

Your home may be repossessed if you do not keep up repayments on your mortgage.