



**11 Ernest Street**  
CW2 6JF  
**£146,950**



STEPHENSON BROWNE

**INVESTORS ONLY** - For Sale with tenant in situ. Excellent investment property. Very well proportioned, traditional Victorian end-terrace home, close to Crewe Railway Station and commuting links like the A500 and offering a versatile layout suitable for a range of lifestyles.

The property hosts two large reception rooms downstairs with bay windows, a large modern fitted dining kitchen on the rear most aspect and access into the garden. Large under-stairs storage cupboard.

To the upstairs, there are three generously sized double bedrooms, with the principal bedroom on the front also hosting a feature bay window. Three piece, modern upstairs family bathroom.

To the outside, there is an enclosed, gated courtyard at the front, and a private rear garden laid to a mix of lawn and patio with fully enclosed borders.

Ideal investment opportunity!

**Porch**

3'2" x 2'10" (0.99 x 0.87)

**Entrance Hallway**

11'1" x 3'2" (3.40 x 0.98)

**Front Reception Room**

13'2" into bay x 11'11" (4.03 into bay x 3.64)

**Rear Reception Room**

12'11" x 12'2" (3.94 x 3.71)

**Kitchen**

14'1" x 10'5" (4.31 x 3.19)

**Landing**

13'1" x 4'6" (4.01 x 1.39)





**Bedroom One**  
15'5" x 12'10" into bay (4.72 x 3.93 into bay)

**Bedroom Two**  
12'6" x 11'5" (3.83 x 3.49)

**Bedroom Three**  
10'6" x 8'4" (3.21 x 2.55)



**Bathroom**  
7'5" x 5'4" (2.28 x 1.65)

**Externally**

**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.

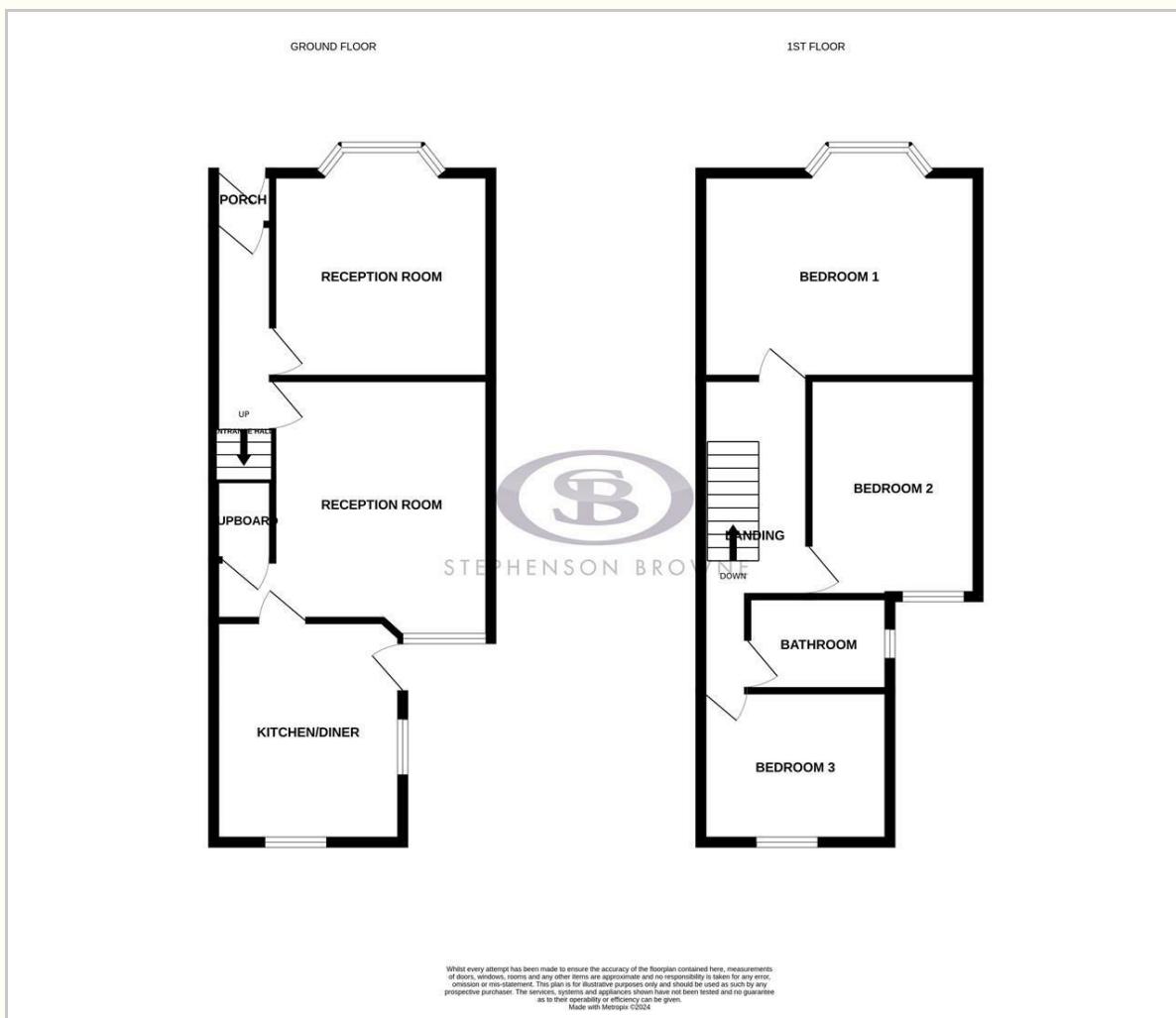
**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

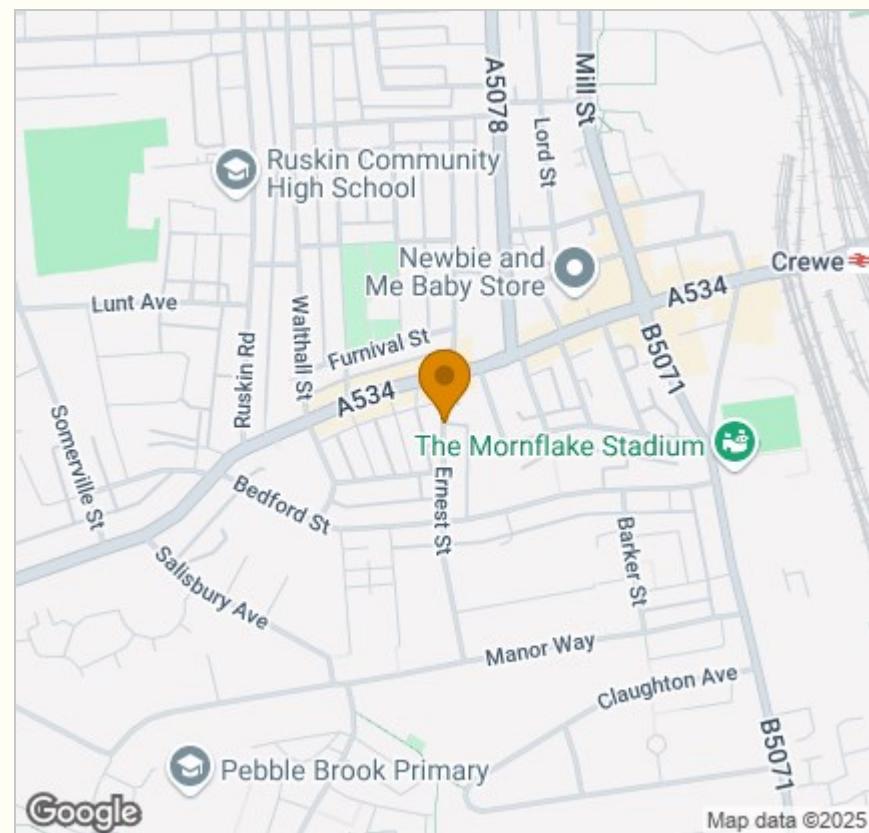
**Council Tax**  
Band



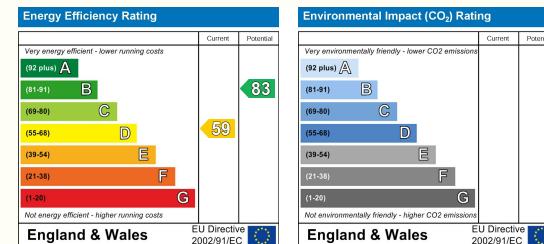
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 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

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