



58 Catherine Street

CW2 6HE

£135,000



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STEPHENSON BROWNE



ATTENTION INVESTORS -8.4% YIELD
Positioned close to local amenities is this deceptively spacious mid terraced home which is offered for sale to buy to let investor. The property is currently let for £950 per month producing an 8.4% yield and has 'D' EPC rating. The accommodation comprises of entrance hall, lounge and separate dining room, breakfast kitchen, three well proportioned bedrooms and a family bathroom. The property benefits from gas fired central heating and double glazing. To the rear of the property there is a delightful paved area offering ease of maintenance.

Crewe is a popular town which is home to major employers such as Bentley motors and Leighton hospital, there are a number of business parks around the town as well as the retail park. Crewe is located close to M6 Junction 16 with Crewe railway station being a major interchange station on the West Coast Main line.

Call us today on 01270 252545 for further information.

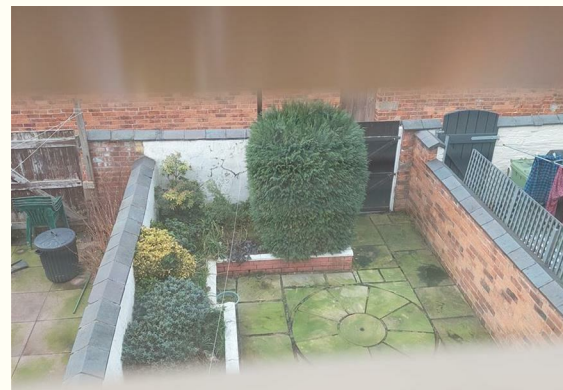
Tenure

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





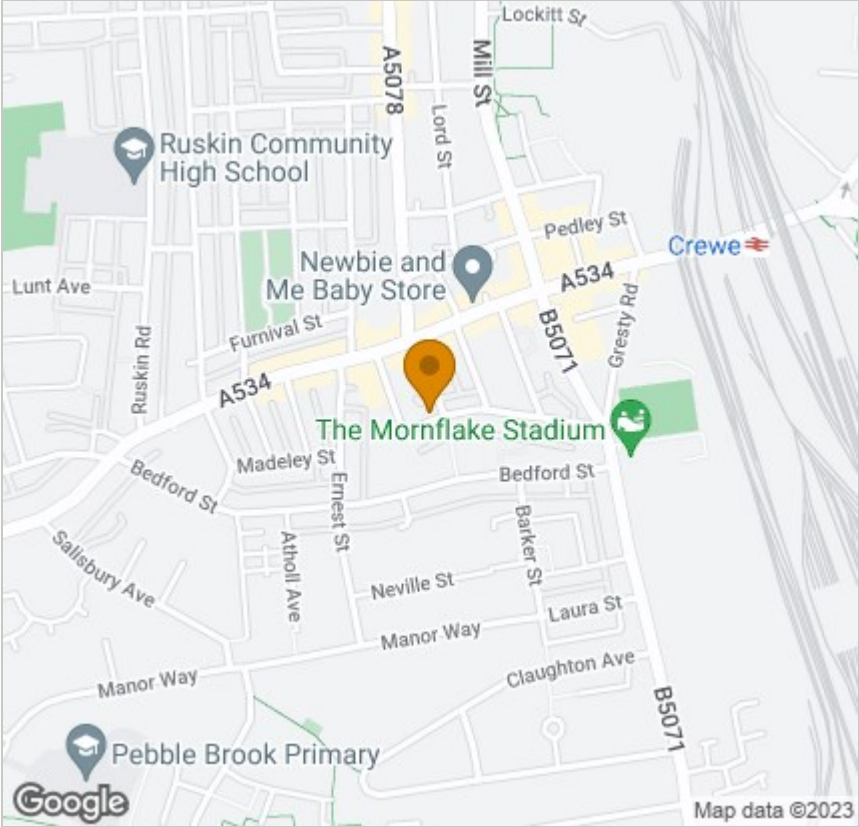
Floor Plan



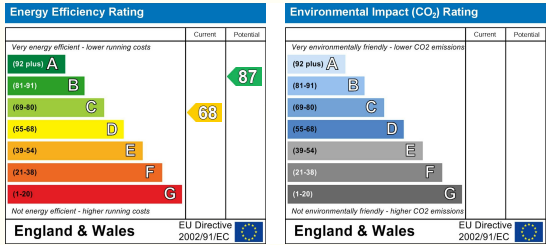
Viewing

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

Area Map



Energy Efficiency 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 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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP

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