

Timothy a brown



37 Congleton Road

Biddulph, Stoke-On-Trent,
Staffordshire ST8 6DY

Selling Price: Offers Over £97,000

- NO CHAIN
- SPACIOUS MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- REAR YARD
- GREAT BUY TO LET INVESTMENT
- CLOSE TO THE TOWN CENTRE
- CURRENTLY TENANTED FOR SIX MONTHS FROM 08/08/23

FOR SALE BY PRIVATE TREATY (Subject to contract)

Of interest to an investor as it's currently let out but could be sold to an owner occupier if they are prepared to wait until the end of the tenancy.

A mid terraced house which has been a great buy to let property over the recent years but could also be a lovely home located in a very convenient area close to the town centre.

An excellent opportunity for you to purchase a home that you can put your own 'stamp on'. The accommodation is much larger than expected from the outside.

The PVCu double glazed door gives access to a lounge with double doors to the dining room and completing the ground floor is a fitted kitchen with door to outside.

At first floor level the central landing allows access to two double bedrooms and a shower room. The roof space is of the size that a loft conversion could be created.

The property has PVCu double glazing, gas fired central heating and is being sold with the advantage of not being in a chain.

The accommodation briefly comprises

(all dimensions are approximate)

LOUNGE 13' 4" x 16' 2" (4.06m x 4.92m): Having PVCu double glazed front entrance door and window. Oak effect laminate flooring. Radiator with decorative covering. Half panelled walls. Mock beams to the ceiling.

SITTING/DINING ROOM 13' 6" x 12' 10" (4.11m x 3.91m): Feature external French doors opening out to the rear yard garden. Feature brick fireplace. Laminate flooring. Radiator. Access to the kitchen.

KITCHEN 8' 2" x 7' 6" (2.49m x 2.28m): Having a range of modern wall mounted cupboard and base units with fitted work surface over incorporating a stainless steel sink unit with mixer tap over, plumbing for washing machine. External door opening to the

yard garden. PVCu double glazed window to the side aspect. Wall mounted gas central heating boiler.

First Floor :

LANDING : Access to the bedrooms.

BEDROOM 1 REAR 13' 6" x 12' 11" (4.11m x 3.93m): PVCu double glazed window to the rear aspect. Radiator. Access to the shower room. Built-in wardrobe store.

BEDROOM 2 FRONT 13' 6" x 12' 9" (4.11m x 3.88m): PVCu double glazed window to front aspect. Radiator.

EN SUITE SHOWER ROOM 8' 2" x 7' 6" (2.49m x 2.28m): PVCu double glazed window to the rear aspect. Modern white suite comprising: shower cubicle, wide vanity sink unit with integral wash basin with mixer tap over and W.C. Stripped wood floor. Tiled splash back walls. Heated towel radiator.

Outside :

ENCLOSED REAR YARD : Fully enclosed yard providing a good degree of privacy whilst being of relatively low maintenance. Rear gate to communal entry.

SERVICES : All mains services are connected (although not tested).

TENURE : Freehold (subject to solicitors verification).

VIEWINGS : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Staffordshire Moorlands

AGENT NOTE: We are advised the property is presently let out on a six months agreement from the 8th August 2023. Viewings are being conducted.

TENURE: Freehold

TAX BAND: A

DIRECTIONS: SATNAV ST8 6DY



9/26/22, 2:15 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

37, Congleton Road Biddulph STONE-ON-TRENT ST8 6DY	Energy rating D	Valid until: 28 July 2029 Certificate number: 8741-7423-3300-8231-9926
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Property type
Mid-terrace house

Total floor area
74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8741-7423-3300-8231-9926>

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Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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