



Victoria Avenue
Kidsgrove, ST7 1EY

- AN INVESTMENT PROPERTY
- INVESTORS & CASH BUYERS ONLY
- SCHINDLER HOUSE TYPE
- HALL, L SHAPED LOUNGE
- KITCHEN & REAR GARDEN
- THREE BEDROOMS, BATHROOM
- UPVC D/G & GAS C/HEATING
- CONVENIENT LOCATION

£85,000





Property Description

INTRO

A semi detached house offered for sale to cash buy investors only, a Schindler house type with a tenancy in place with a rental income of £6120 comprising, hallway, a spacious L shaped lounge/dining room, kitchen, three bedrooms, a bathroom & separate W.C Externally a frontage for parking, a rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to all facilities, with road links to Kidsgrove and rail links to other towns close by. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 1EY follow the road from Bedford Road and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALL

Upvc entrance door, staircase to the first floor, radiator.



LOUNGE

15' 8" x 17' 10" (4.78m x 5.44m)

Two windows, radiator, L shaped room.

KITCHEN/DINING ROOM

11' 11" x 8' 3" (3.63m x 2.51m)

Comprising fitted base and wall units , worksurfaces, single drainer sink, window to the rear, understairs area, upvc part glazed external door.

FIRST FLOOR LANDING

Window to the side, access to the loft. Radiator.

BEDROOM ONE

13' 11" x 9' 4" (4.24m x 2.84m)

Window to the front, radiator.

BEDROOM TWO

14' 8" x 8' 1" (4.47m x 2.46m)

Window to the rear, radiator.

BEDROOM THREE

9' 2" x 6' 6" (2.79m x 1.98m)

Window to the front, radiator, overstairs store area.



BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)

Comprising a panelled bath and electric over bath shower, wash hand basin, radiator, window to the rear.

SEPERATE W.C

Low level W.C, window to the side.

EXTERNALLY

FRONTAGE

A parking space , shared access to the side to :

REAR GARDEN

A paved patio area, lawn garden and further veg patch area.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential: