



Essex Drive
Kidsgrove, ST7 1HE

- SEMI DETACHED HOUSE
 - CASH BUYERS ONLY - SCHINDLER CONSTRUCTION
 - INCOME OF £6,000 P/A - PURCHASE TO INCLUDE TENANT
 - BEAUTIFULLY PRESENTED
 - HALL, L SHAPED LOUNGE/DINING ROOM
 - BREAKFAST KITCHEN
 - THREE BEDROOMS & UPDATED BATHROOM
 - UPVC D/GLAZING & GAS C/H
- £90,000**





Property Description

INTRO

A beautifully presented semi detached house offered for sale for CASH BUYER INVESTORS ONLY (Due to construction and including the tenant in situ): A Schindler house type with a tenancy in place with a rental income of £6000 PA 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.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1HE. Turn off Whitehill Avenue then Victoria Avenue in to Essex Drive, the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door. Window to the side elevation. Staircase to the first floor.

LOUNGE/DINER

17' 10" x 15' 9" (5.44m x 4.8m)

L shaped room with windows to the front and rear elevations. Radiator.

KITCHEN

13' 4" x 11' 8" (4.06m x 3.56m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Radiator.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

BEDROOM ONE

14' x 9' 1" (4.27m x 2.77m)

Window to the front elevation. Radiator.

BEDROOM TWO

11' x 8' 8" (3.35m x 2.64m)

Window to the rear elevation. Radiator.

BEDROOM THREE

9' 2" x 6' 5" (2.79m x 1.96m)

Window to the front elevation. Radiator.



BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with shower over, wash hand basin. Radiator.

WC

Window to the side elevation. Low level W.C.

EXTERNALLY

FRONT

Driveway provides off road parking.

REAR

Paved patio area with a further decked area.

NOTE

This property is let on a monthly basis and is sold with a tenant in place producing £6,000 PA.

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: 59D Potential: 82B