

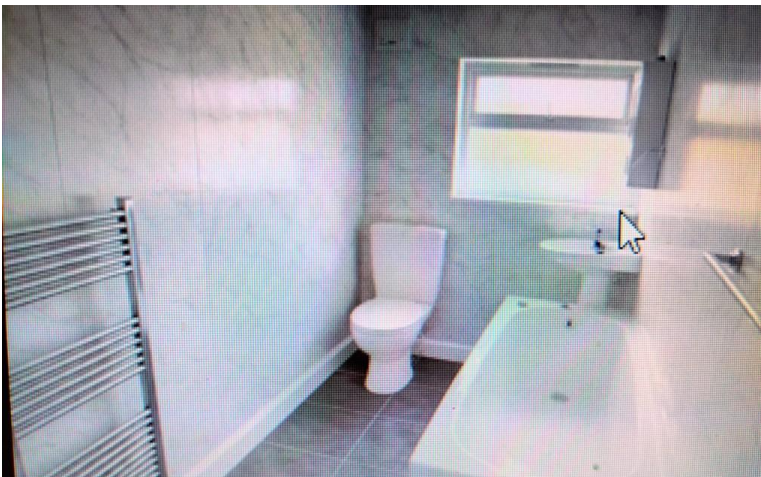


King Street
Kidsgrove, ST7 1HW

- ATTENTION INVESTORS
- GROUND FLOOR SHOP/RETAIL
- INC FIRST FLOOR APARTMENT
- IDEAL INVESTMENT OPPORTUNITY
- INCOME POTENTIAL £14-15K pa
- WELL PRESENTED APARTMENT
- CONVENIENT LOCATION
- EASY ACCESS TO THE A500/A34

£139,000





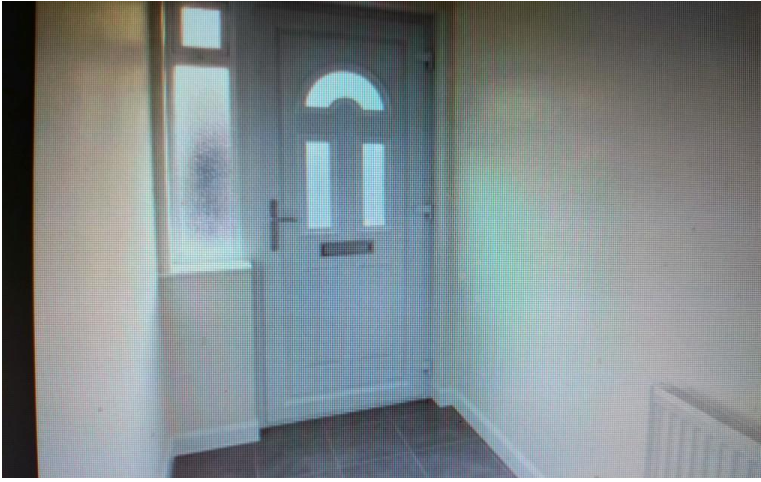
Property Description

INTRO

Attention investors! Shaw's & Co are delighted to offer For Sale a part residential/commercial investment property with a total rental potential of approx £1,200 PA for the whole building. The ground floor is already let to a tenant. The two bedroom first floor flat is vacant updated decor, kitchen, bathroom, carpets etc & with much potential to rent the property out with a potential rental income of approx £600 PCM The first floor will be refurbished & presented to a high standard all of which must be seen to be appreciated. The property is with a busy shopping parade. Access to all amenities is easy with rail links in the town, shopping and schools within easy access. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 1HW turn off Liverpool Road and in to King Street and the property can be found on the left hand side.



GROUND FLOOR

A ground floor retail unit. We have yet to inspect the ground floor accommodation.

REAR OFFICE/STORE

CLOAKS/W.C

APARTMENT 11 A

ENTRANCE HALL

With the stair case to the first floor.

GROUND FLOOR STORAGE AREA

FIRST FLOOR LANDING

LOUNGE

14' x 12' 10" (4.27m x 3.91m)

Window to the front, radiator.

KITCHEN

11' 11" x 8' 1" (3.63m x 2.46m)

Comprising a newly fitted base and wall units, inset sink, work surfaces. Window to the rear. Radiator.

BEDROOM ONE

11' 11" x 11' (3.63m x 3.35m)

Window to the rear, radiator.

BEDROOM TWO

13' x 9 max' 8" (3.96m x 2.95m)

Window to the front, radiator.

BATHROOM

11' 3" x 5' 11" (3.43m x 1.8m)

Comprising a newly installed suite with a panelled bath, low level W.C over bath shower, shower screen walls, window to the rear. Radiator, store cupboard with the combi gas boiler.

REAR YARD

A rear yard area for outside space or to park a car. A covered rear porch area.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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 - TBC

EPC RATING (PDF available online)

Current: Potential:

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements