

14 Guy Street, Bucknall, Stoke-On-Trent, ST2 9BB

Asking price **£85,000**

"Don't wait to buy property; buy property and wait."

This two-bedroom terrace is the perfect opportunity for first-time buyers or investors seeking a buy-to-let option. Priced competitively for a quick sale, the home features a comfortable lounge, a dining room, a kitchen, a bathroom, and two generously sized bedrooms. A small yard at the rear adds to the appeal. With no chain involved, a swift completion is possible. In the current market, you could expect a rental income of approximately £750 per calendar month. Don't miss out on this fantastic opportunity!

#investment#buytolet#firsthome

Denise White Agents Comments

This two-bedroom terrace property is located in a well-established residential area, conveniently close to local amenities and road networks. It's an excellent choice for a first home or a smart investment for buy-to-let purposes. The property is move-in ready, having recently been freshly painted throughout.

Location

Located on a well established street with a variety of local amenities, including shops, supermarkets, and eateries, ensuring that everyday needs are easily met. Within a short distance, you can find parks and recreational spaces, perfect for outdoor activities and leisure.

The area also benefits from excellent transport links, with nearby road networks providing easy access to major routes. This makes commuting to neighbouring towns and cities hassle-free. Public transport options, including bus services, are readily available, enhancing connectivity for those who prefer not to drive. Key Roads such as the A527 and the A50 are easily accessible.

Dining Room

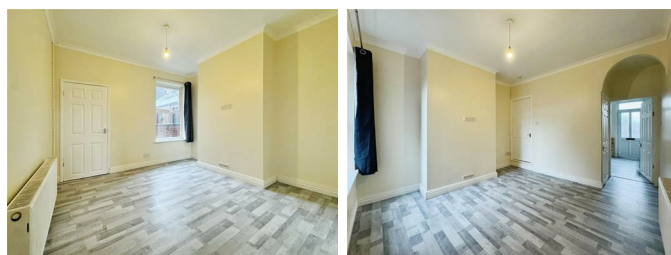
10'11" x 10'1" max (3.35 x 3.08 max)



Wooden effect flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Living Room

10'11" x 10'9" max (3.35 x 3.30 max)



Wood effect flooring. Wall mounted radiator. Stairs leading to first floor accommodation. UPVC double glazed window to the rear aspect. Ceiling light.

Kitchen

6'6" x 14'1" (2.00 x 4.31)



Tiled flooring. Range of wall and base units. Wall mounted radiator. Boiler. Room for cooker. Stainless steel wash hand basin with drainer. UPVC double glazed window to the side aspect. Part tiled walls. Ceiling light

Bathroom

6'6" x 6'1" (1.99 x 1.86)



Bathroom Flooring. WC. Pedestal wash hand basin. Bath with shower attachment. Wall mounted

radiator. Obscured UPVC double glazed window. Ceiling light.

Bedroom One

11'0" x 10'2" max (3.37 x 3.10 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

11'1" x 10'11" max (3.39 x 3.35 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light

Outside

There is a private small yard to the rear aspect.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent City Council Band A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the

local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

We WON!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom

based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan

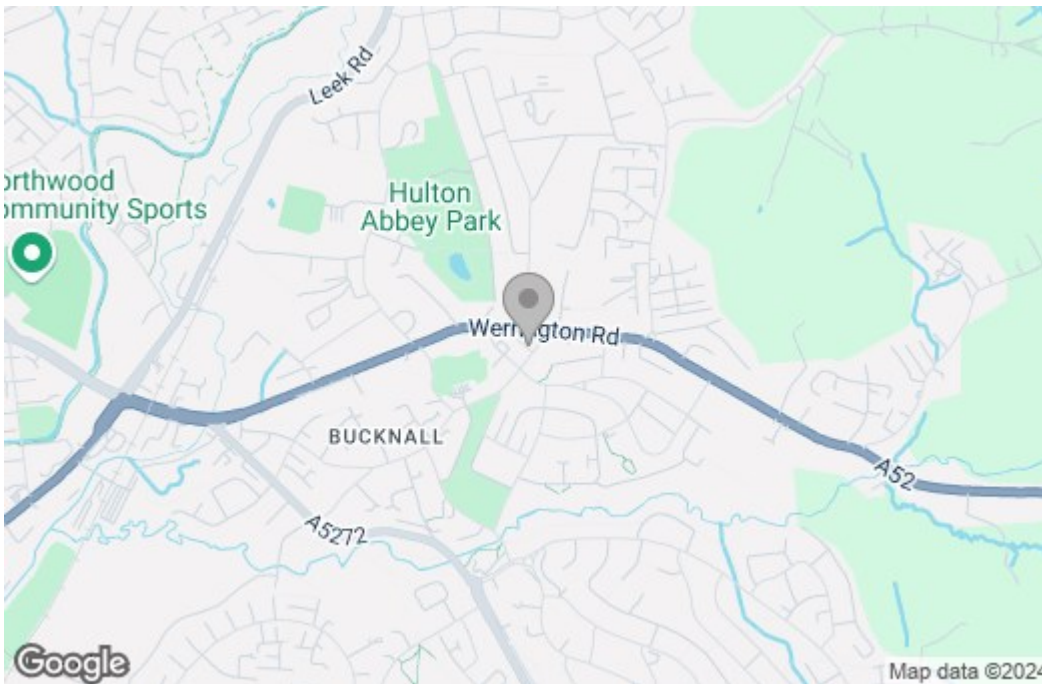


TOTAL: 61.3 m² (659 sq.ft.)

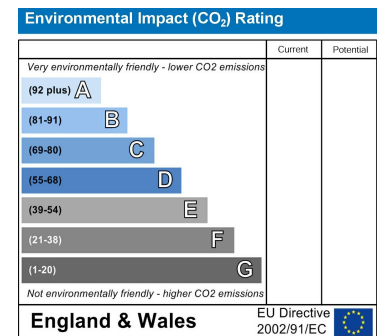
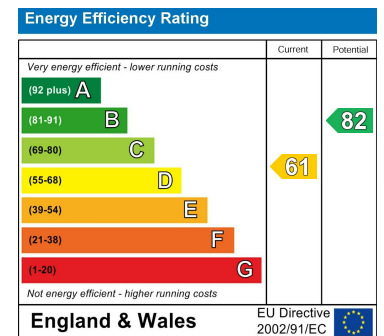
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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