



## 56 Sunnyside Avenue

, Tunstall, Stoke-On-Trent, ST6 6EB

Asking price £115,000



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CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

This spacious semi detached property offered for sale with a sitting tenant and is ideally situated in a popular residential area with a sizeable plot. With a yield of 6.3% at £115,000, this property is ideal for buy-to-let investors seeking steady rental income.





Denise White Estate Agents Comments

Offered to the market with a sitting tenant in place, this two bedroom semi detached property on Sunnyside Avenue, presents an excellent investment opportunity. Generating £600 per calendar month and priced at £115,000, the property offers a gross yield of approximately 6.3%. Situated in a popular residential area with strong rental demand and easy access to local amenities and transport links, this is a smart addition to any buy-to-let portfolio.

ENTRANCE HALL | LIVING ROOM | DINING ROOM | KITCHEN | FIRST FLOOR LANDING | BEDROOM ONE | BEDROOM TWO | BATHROOM | WC

Externally the property occupies a decent plot with a paved front garden and a sizeable rear garden which is enclosed and largely lawned.

Entrance Hall

Living Room

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

WC

Outside

Agents Notes

Tenure: Freehold  
Services: All mains services connected  
Council Tax: Stoke On Trent Band A  
No chain involved with the sale

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.

Property To Sell?

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 Require 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.

WE WON!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored 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.

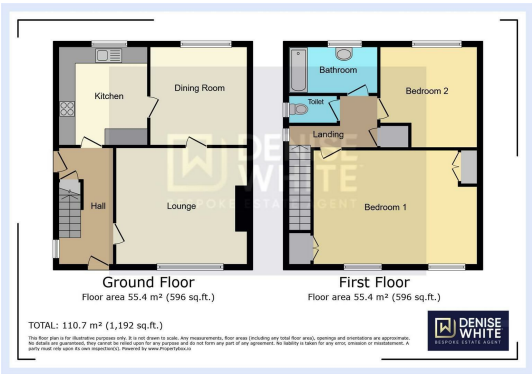
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

