



60 Sunnyside Avenue, Stoke-On-Trent, ST6 6EB

£125,000

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

A fantastic opportunity for investors, this well-presented two-bedroom semi detached property in Tunstall comes with a sitting tenant in place, providing immediate rental income. The home offer spacious living accommodation and generous outdoor space. Conveniently located close to local amenities, schools, and transport links, this property is an ideal addition to any rental portfolio.

Denise White Estate Agents Comments

Sunnyside Avenue can be found in the popular community of Tunstall, the most northern and fourth largest town of the Potteries that form Stoke-on-Trent. This area is popular for small families with excellent schools and amenities being within easy reach. This property is a turnkey addition to any rental portfolio.

A superb investment opportunity, this two bedroom semi detached property in Tunstall is offered with a sitting tenant generates a strong rental income of £775 per calendar month. Priced at £125,000, it offers an attractive gross yield of approximately 7.4%. The property features a spacious lounge, modern kitchen, two well proportioned double bedrooms, and a generous rear garden.

Entrance Hall

Living Room

11'6" x 12'8" (3.51 x 3.88)



Dining Room

8'7" x 8'9" (2.64 x 2.68)



Kitchen

8'11" x 8'6" (2.72 x 2.60)



Landing

Bedroom One (Front)

14'11" x 9'7" (4.55 x 2.93)



Bedroom Two (Rear)

11'11" x 9'10" (3.64 x 3.01)



Bathroom



Toilet

5'2" x 2'3" (1.60 x 0.71)



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 Your 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.

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.

Floor Plan



Ground Floor

Floor area 55.4 m² (596 sq.ft.)



First Floor

Floor area 55.4 m² (596 sq.ft.)

TOTAL: 110.7 m² (1,192 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		68	86
<i>Not energy efficient - higher running costs</i>			

England and Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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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