



28 Bloom Street, Edgeley, Stockport, Cheshire, SK3 9LA

£240,000

Property ONE

- Fantastic Investment Opportunity
- Annual Pre-Tax Yield above 4%
- Two Separate Reception Rooms
- Two Double Bedrooms
- Private Rear Garden

- Popular Location for Tenants and Buyers alike
- Existing Tenants providing immediate return of investment
- Modern Kitchen
- Modern Family Bathroom with Shower
- Freehold Property - NO GROUND RENT

THE PROPERTY

CALLING ALL LANDLORD INVESTORS!!!

We're delighted to be able to offer this Well Presented Two Bedroomed, Mid-Terraced Property For Sale with Tenants in situ. Providing a Fantastic Investment opportunity for new or seasoned Landlord's. Conveniently situated in the heart of Edgeley close to shops, Schools and transport links, with property prices increasing in this area above the market average, this property boasts Two Separate Reception Rooms, a Modern Kitchen, Basement Cellar, Two Double Bedrooms, a Modern Family Bathroom with Shower, Modern Boiler, Double Glazed Windows throughout and a Low-Maintenance and Private Garden. There are also long-standing Tenants paying £950.00 per calendar month, ensuring the new Landlord receives immediate return on investment. Freehold, EPC Grade- D and NO CHAIN.

To Book Viewing Appointment Tel: 0161 511 5339



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions

From our office in Hazel Grove, head to Bramhall Moor Lane and turn left towards Stepping Hill Hospital and the A6. Continue onward until the traffic lights opposite Sainsbury's, and turn left onto the A6. Continue straight past Stockport School and continue onwards and turn left opposite St Christophers House, onto Longshut Lane West. At the traffic lights, turn right onto Shaw Heath, before turning left down Booth Street. At the traffic lights, veer left onto Mercian Way, and continue straight, past Edgeley Park on your left. Turn right onto Castle Street and an immediate left onto Grenville Street. Continue onwards before turning left onto Bloom Street, and the property is around 100 yards up on the right hand side.