



25 & 25A TUNSTALL ROAD, BIDDULPH, STOKE-ON-TRENT, ST8 6HJ

£165,000



STEPHENSON BROWNE

**EXTREMELY RARE INVESTMENT OPPORTUNITY!!
TWO FLATS!**

Stephenson Browne are delighted to present this fantastic property to the market, ideal for investors looking to start/build a rental portfolio. What started off as a terraced property has been transformed into two modern dwellings with rental incomes of approx. £465pcm and £575pcm, resulting in a very good approx. rental yield of 7.5%. Both apartments are currently tenanted and can be sold with tenant in situ providing immediate income on completion.

The apartments have undergone an official separation gaining approval from building control and council planning. Specific changes and approvals include sound and thermal insulation on all external walls and separating floors. They have individual services that include Gas, Electric, Water and Telecommunications as well as individual postal addresses and council registration. Bold and refreshing colours have been used throughout with the colour scheme internally and externally being kept the same for consistency.

Internally the ground floor apartment consists of entrance hall, living room, modern fitted breakfast kitchen, new rear bathroom extension, sun room finished with French doors into a personal rear garden and bedroom. The first floor apartment has the same spec fitted kitchen and bathroom with entrance hall, landing area, living room and benefits from two bedrooms, one currently being used as an office.

Externally to the front of the property is a tiered garden with steps leading up to both apartments, this garden area has been allocated to the first floor apartment so there is somewhere to sit out and enjoy the summer months. To the rear is an enclosed garden for the ground floor apartment with raised patio area.

Another bonus is the properties town centre location, within walking distance to many local amenities including shops, pubs and local Schools such as Our Lady of Grace Catholic Academy, James Bateman Middle School and Biddulph High School.



GROUND FLOOR APARTMENT

All of the downstairs floor has had the DPM relayed and filled with a concrete base.

Entrance Hall

Rustic and quirky wood effect tiles for durability and entrance door to the front elevation.

Living Room

13'7" x 11'10"

Large living room with the original striking sash window now as an internal and radiator.

Breakfast Kitchen

10'0" x 9'8"

Modern fitted kitchen comprising wall and base units with wood effect work surface over, stainless steel sink with drainer, built in Zanussi oven and hob, fitted breakfast bar, large rectangular tiled flooring, storage cupboard, radiator, UPVC double glazed window to the side elevation, sun room finished with UPVC double glazed French doors into a personal rear garden, large rectangular tiled flooring flowing from the kitchen and radiator.

Bathroom

9'3" x 3'10"

Modern fitted bathroom with three piece suite comprising tiled double shower cubicle, vanity hand wash basin and low level WC, tiled splash back, large rectangular tiled flooring and UPVC double glazed window to the rear.

Bedroom

12'10" max x 9'9"

UPVC double glazed bay window to the front elevation and radiator.



FIRST FLOOR APARTMENT

Entrance Hall

Rustic and quirky wood effect tiles for durability, stairs to first floor and entrance door to the front elevation.

Living Room

11'10" x 10'9"

UPVC double glazed window to the rear elevation and radiator. Access into the kitchen.

Kitchen

11'7" x 5'11"

Modern fitted kitchen comprising wall and base units with wood effect work surface over, stainless steel sink with drainer, tile effect flooring and UPVC double glazed window to the side elevation.

Bedroom One

11'8" x 10'7"

UPVC double glazed window to the front elevation and radiator.

Bedroom Two

11'7" x 5'11"

Currently used as an office. UPVC double glazed bay window to the front elevation and radiator.



Bathroom

9'8" x 4'1"

Modern fitted bathroom with three piece suite comprising tiled double shower cubicle, vanity hand wash basin and low level WC, tiled splash back and tile effect flooring.

Externally

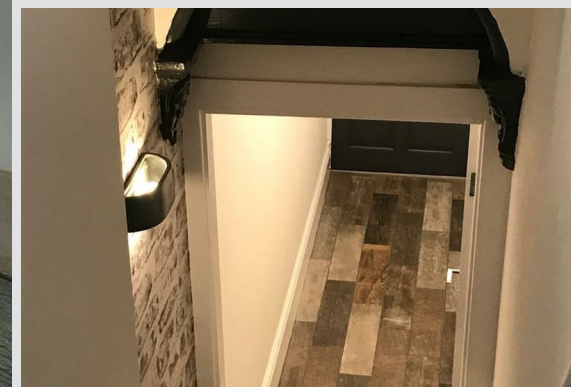
Externally to the front of the property is a tiered garden with steps leading up to both apartments, this garden area has been allocated to the first floor apartment so there is somewhere to sit out and enjoy the summer months. To the rear is an enclosed garden for the ground floor apartment with raised patio area. Up and down lights have been fitted to the exterior with individual modern house plaques and security lights fitted to the front and rear.

Tenure

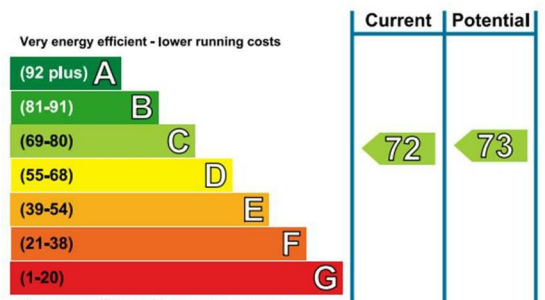
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

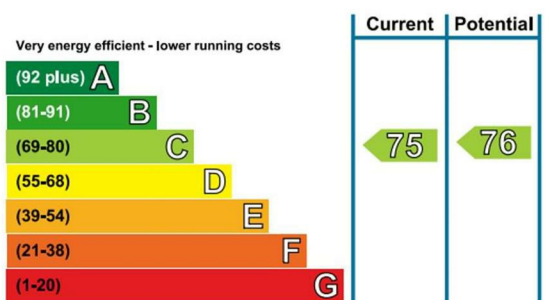
For a FREE valuation please call or e-mail and we will be happy to assist.



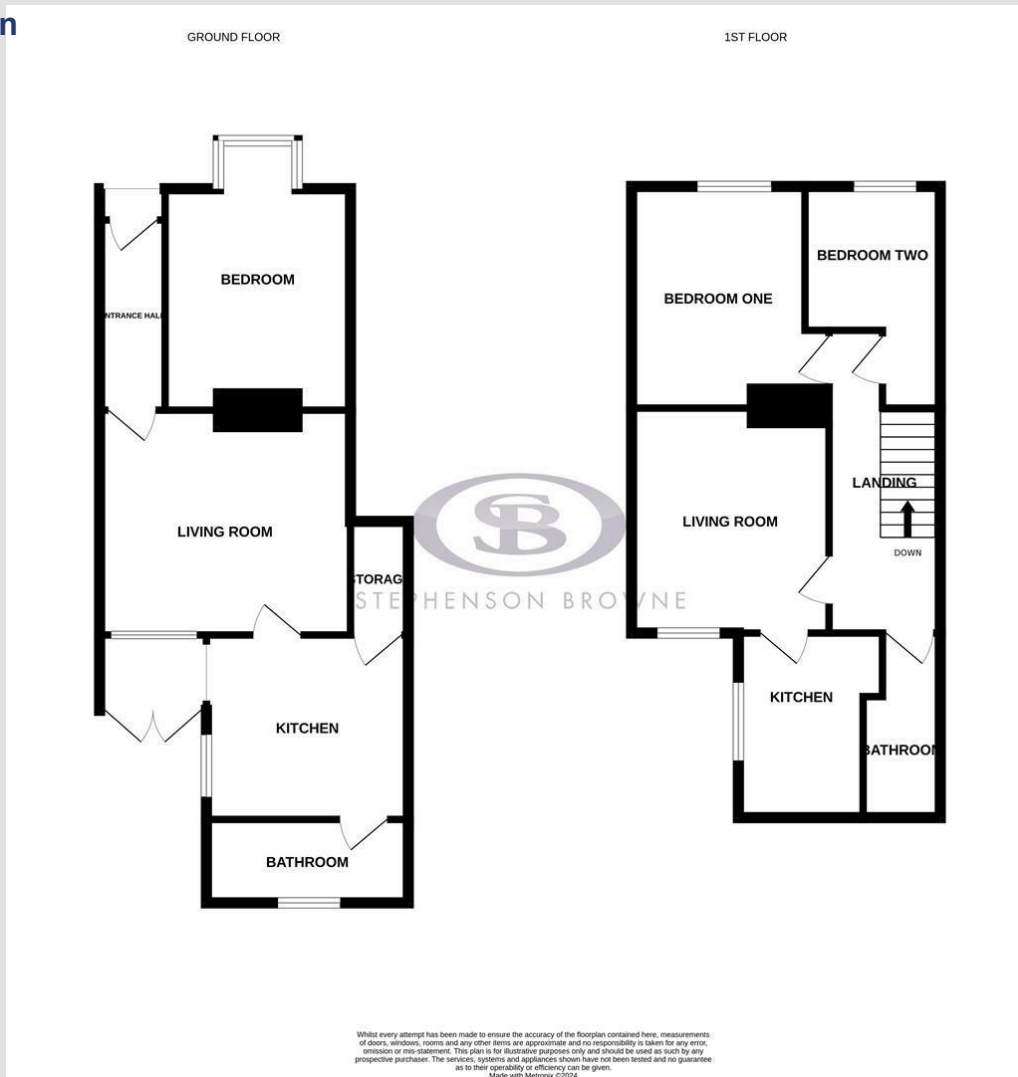
Energy Efficiency Rating



Energy Efficiency Rating



Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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