



Uttoxeter Road,

**Offers in the region of
£170,000**



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Uttoxeter Road, Stoke-On-Trent
Offers in the region of £170,000

ATTENTION INVESTORS!!! Amazing investment opportunity, this property has already been fully converted in to a HMO and offers 5 flats, one fully self contained with sitting tenant paying £450 PCM plus another four rooms with en-suite shower rooms, shared communal kitchen. The potential gross yield from this property is 12% pa. Call our Longton office today to book your viewing. EPC Grade E.

ENTRANCE HALL

Large entrance hall with doors off to bedroom 1, kitchen and stairs to first floor.

ROOM ONE

3.66m x 3.25m (12'0" x 10'8")
Bay window to front, radiator, wardrobes and drawers, door to en-suite.

ENSUITE

Corner shower, pedestal wash basin, low level.

COMMUNAL KITCHEN

4.27m x 3.66m (14'0" x 12'0")
Fitted with base and eye level units and included the appliances and dining table & chairs. UPVC window to rear, wall mounted combi boiler.

REAR HALL

FLAT 5

Self contained flat with its own kitchen diner, lounge, ensuite and bedroom.

EN-SUITE

Corner shower, pedestal wash basin, low level.

FIRST FLOOR

ROOM 2

3.15m x 2.59m (10'4" x 8'6")
This flat has a lounge, bedroom and en-suite shower room.

ENSUITE

Corner shower, pedestal wash basin, low level.

ROOM 3

2.59m x 1.98m (8'6" x 6'6")
Bedroom and shower room.

EN-SUITE

Corner shower, pedestal wash basin, low level.

ROOM 4

2.49m x 3.10m (8'2" x 10'2")
This flat has a lounge, bedroom and bathroom with bath & shower over, pedestal wash basin, low level WC.

EN-SUITE

Corner shower, pedestal wash basin, low level.

BASEMENT

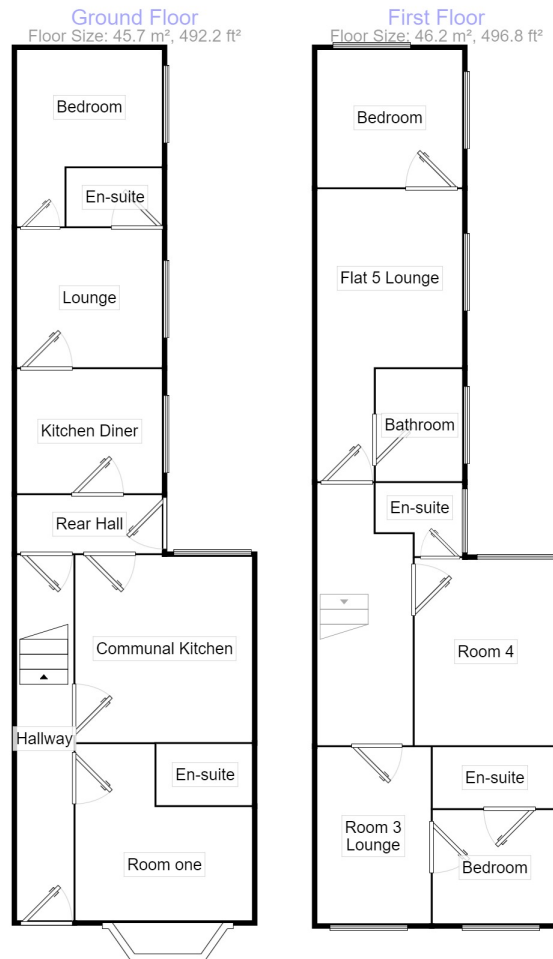
OUTSIDE

The property has a drive way leading to some out-buildings at the rear and two detached garages which are in need of some attention.

FLOORPLAN



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

