

Campbell Terrace Birches Head Stoke-On-Trent ST1 6LR



Offers In The Region Of £107,000

Campbell Terrace, Birches Head, Stoke-On-Trent, ST1 6LR

Calling all investors, this one's for you
Do not delay, call us now to view!

This mid terrace is ready to view with tenants in
It's a GREAT property that's sure to make you grin!
Two reception rooms and kitchen on the ground floor
BATHROOM AND TWO DOUBLE BEDROOMS upstairs that you'll adore
In popular Birches Head and with amenities close by
I'm sure once you see inside you'll want to buy!

Looking for your next investment? Currently LET at £495 PCM. This well presented mid terrace property offers spacious accommodation and comprises, entrance porch, sitting room lounge, fitted kitchen. On the first floor there are two double bedrooms and bathroom. Double glazing and central heating, Rear yard. Ideally positioned within easy reach of local amenities and schools. Viewing highly recommended.

Entrance Porch

With access into the sitting room.

Sitting Room

11'4" into alcove x 11'1" (3.47 into alcove x 3.39)
Double glazed bay window to the front aspect.
Radiator.



Kitchen

12'4" x 6'3" (3.77 x 1.91)
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink with single drainer, mixer tap. Plumbing for automatic washing machine. Double glazed window and Upvc door to the side aspect.

First Floor

Bedroom One

11'5" into alcove x 11'1" (3.49 into alcove x 3.38)
Double glazed window. Radiator.



Lounge

11'5" into alciove x 12'0" (3.49 into alciove x 3.68)
Double glazed window to the rear aspect. Useful storage cupboard. Access to the stairs to the first floor. Radiator.



Bedroom Two

12'0" x 8'5" into alcove (3.68 x 2.57 into alcove)

Double glazed window. Radiator.



Externally

Enclosed rear yard.

Agents Notes

Current Let at £495 PCM, tenants have been renting for over 5 years and happy to stay. However can be sold with vacant possession if required.

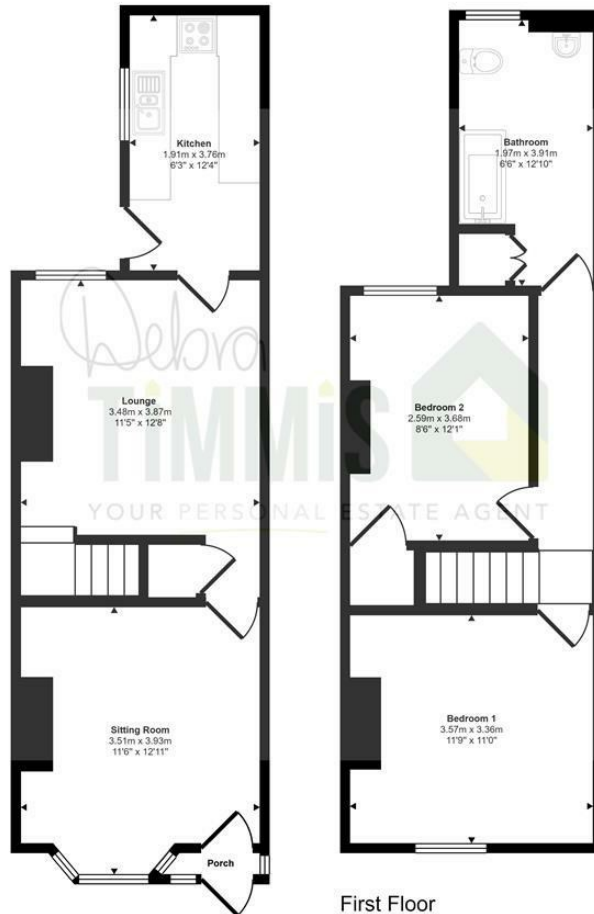
Bathroom

13'2" narrowing to 12'5" x 6'5" (4.02 narrowing to 3.80 x 1.96)

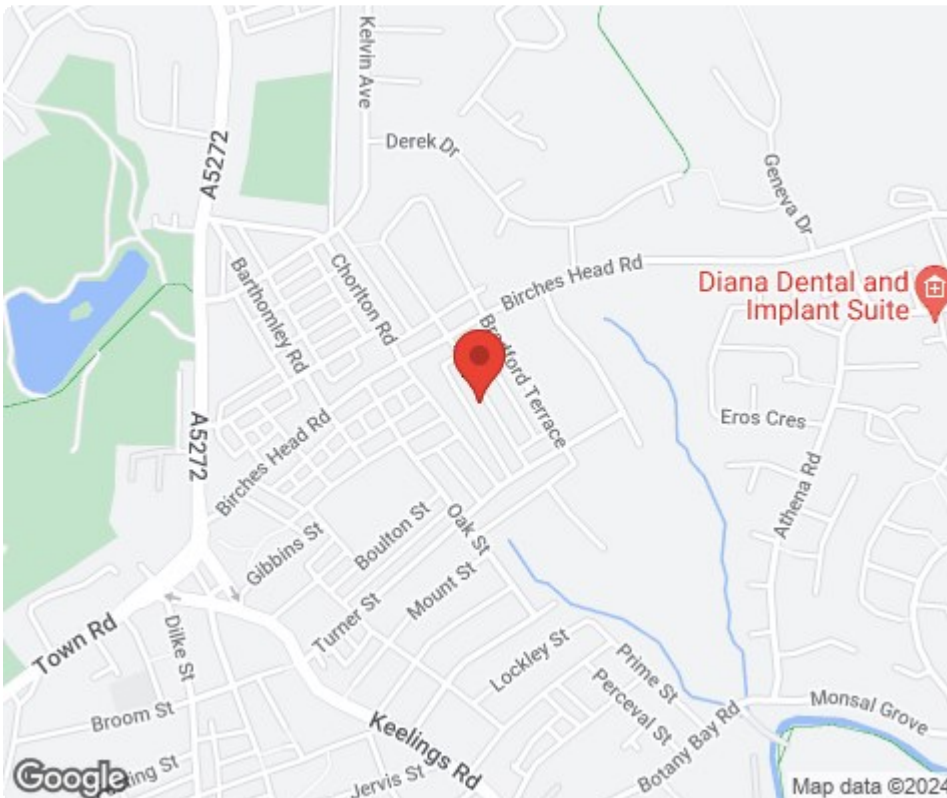
Suite comprises, panel bath, pedestal wash hand basin and low level WC.



Approx Gross Internal Area
76 sq m / 814 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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