



Wilbrahams Walk | Audley | Stoke-on-Trent | ST7 8HL

£250,000

INVESTMENT/DEVELOPMENT OPPORTUNITY, SOUGHT AFTER VILLAGE LOCATION. (Tenants in situ)

This attractive and deceptively spacious period property, formerly three reception rooms and four double bedrooms has been converted to create two, two bedroom properties, currently tenanted offering an annual income of £15,000. (both properties are currently tenanted on assured short hold tenancies) This impressive property may suit a buy to let investor or alternatively could easily be converted back into a spacious family home. The property occupies a prime position within the popular village of Audley close to the Historic St James Church and offering easy access to local amenities, commuter and transport networks. Junction 16 of the M6 is approximately a 5 minute drive and Crewe Train Station is approximately a 15 minute drive. Viewings are strongly recommended.



Property Description

This attractive and deceptively spacious period property, formerly three reception rooms and four double bedrooms has been converted to create two, two bedroom properties, currently tenanted offering an annual income of £15,000. (both properties are currently tenanted on assured short hold tenancies)

This impressive property may suit a buy to let investor or alternatively could easily be converted back into a spacious family home. The property occupies a prime position within the popular village of Audley close to the Historic St James Church and offering easy access to local amenities, commuter and transport networks. Junction 16 of the M6 is approximately a 5 minute drive and Crewe Train Station is approximately a 15 minute drive. Viewings are strongly recommended.

6 WILBRAHAMS WALK

ENTRANCE HALL

Upvc double glazed entrance door and window to the front elevation, tiled floor and staircase leading to the first floor.

LOUNGE

15' 3" x 10' 11" (4.65m x 3.33m) Radiator, built in storage cupboard and upvc double glazed bay window to the front elevation.

KITCHEN

10' 9" x 8' 2" (3.28m x 2.49m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer unit. Gas cooker point, radiator, tiled floor, part tiled walls, upvc double glazed window to the front elevation and upvc door leading to the integral garage.

FIRST FLOOR LANDING

Loft access and radiator.

MASTER BEDROOM

12' 5" x 11' 4" (3.78m x 3.45m) Fitted wardrobe, radiator and upvc double glazed window to the front elevation.

BEDROOM TWO

10' 8" x 8' 1" (3.25m x 2.46m) Radiator and upvc double glazed window to the rear elevation.

SHOWER ROOM

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w/c. Radiator and upvc double glazed window to the side elevation.

GARAGE

19' 4" x 8' 4" (5.89m x 2.54m) Integral garage with lighting, access from the rear of the property and internal access door via the kitchen.

6A WILBRAHAMS WALK

Please note: This flat is currently tenanted on an assured short hold tenancy.

KITCHEN

11' 2" x 7' 10" (3.4m x 2.39m) Upvc double glazed entrance door and window to the side elevation. Fitted base units, drawers and matching wall mounted cupboards, work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Radiator, gas cooker point, plumbing for a washing machine and tiled floor.

STUDY

9' 11" x 6' (3.02m x 1.83m) Radiator and upvc double glazed window to the side elevation.

LOUNGE / DINER

13' 9" x 13' 2" (4.19m x 4.01m) Electric fire with a tiled hearth and feature surround, television point, radiator, built in storage cupboard and upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

MASTER BEDROOM

12' 11" x 11' 2" (3.94m x 3.4m) Feature cast iron fireplace, radiator, upvc double glazed window to the rear elevation and door leading to the bathroom.

BEDROOM TWO

13' 6" x 11' (4.11m x 3.35m) Feature cast iron fireplace, radiator and upvc double glazed window to the front elevation.

BATHROOM

11' 4" x 7' 10" (3.45m x 2.39m) Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Radiator, part tiled walls and upvc double glazed window to the side elevation.

EXTERIOR

Paved rear yard with brick built store, outside w/c and gate for access.

GENERAL INFORMATION

View ings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

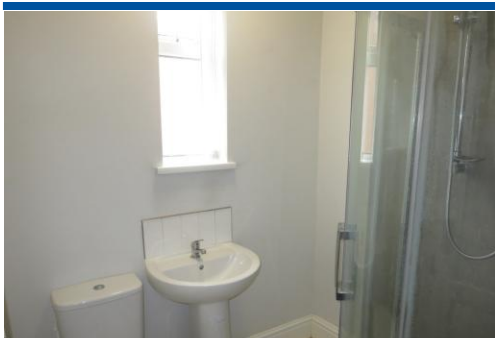
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling). 42/60/31

AGENTS NOTES

Louis Taylor Estate Agents are marketing this property on behalf of a Louis Taylor employee.



Viewing Arrangements

Strictly by appointment

Council Tax Band - A

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

www.louistaylor.co.uk

newcastle@louis-taylor.co.uk

01782 622677

%epcGraph_c_1_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements