



Queens Drive
Biddulph, ST8 7DA

- SEMI DETACHED HOUSE
- IDEAL FOR INVESTORS/LANDLORDS
- CASH BUYERS ONLY
- SCHINDLER CONSTRUCTION
- CURRENTLY LET AT £550 PCM
- 3 BEDROOMS, BATHROOM
- UPVC D/G & COMBI GCH
- CONVENIENT LOCATION

£87,500





Property Description

INTRO

An investment property suitable for landlord investors, currently let, a semi detached house suitable for cash buyers only, Schindler construction. The accommodation comprises, hall, L shaped lounge, kitchen, three bedrooms, bathroom, separate W.C. UPVC double glazing and gas combi central heating. Externally a front garden area, stone finish area with potential parking space. Currently let to a tenant & achieving a rental income of £550 PCM The property is located within a popular convenient location, yet with The Moorlands Countryside close by and easy access to all amenities. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST8 7DA. Turn off Church Road and in to Queens Drive. The property can be found on the left hand side.

ENTRANCE HALL

Entered through a UPVC door. Window to the side



elevation, stairs to the first floor, radiator.

LOUNGE/DINER

17' 10" x 15' 9" (5.44m x 4.8m)

Windows to the front and rear elevations, two radiators.

KITCHEN

11' x 8' 5" (3.35m x 2.57m)

Kitchen to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Wall mounted Baxi Duo Tec gas central heating boiler. A walk in understairs good sized store area, UPVC part glazed external access door. Radiator.



FIRST FLOOR LANDING

Window to the side elevation, access to the loft. Doors to:

BEDROOM ONE

14' x 9' 5" (4.27m x 2.87m)

Window to the front elevation, radiator.

BEDROOM TWO

14' 2" x 8' 3" (4.32m x 2.51m)

Window to the rear elevation, radiator.

BEDROOM THREE

10' 8" x 6' 7" (3.25m x 2.01m)

Window to the front elevation. Store cupboard, radiator.



BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, wash hand basin, shower screen walls. Radiator. Tiled walls.

WC

Window to the side elevation, low level W.C.

EXTERNALLY

FRONTAGE

Astro turf garden area with borders. Two paved pathway lead to the front door and rear of the house.

REAR

Garden area laid to lawn.

NOTES

Roof - The vendor had a new roof with new roof tiles installed in approx 2022

Solar Panels - Leased Solar panels are included in the sale, on the Shade Greener Scheme.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

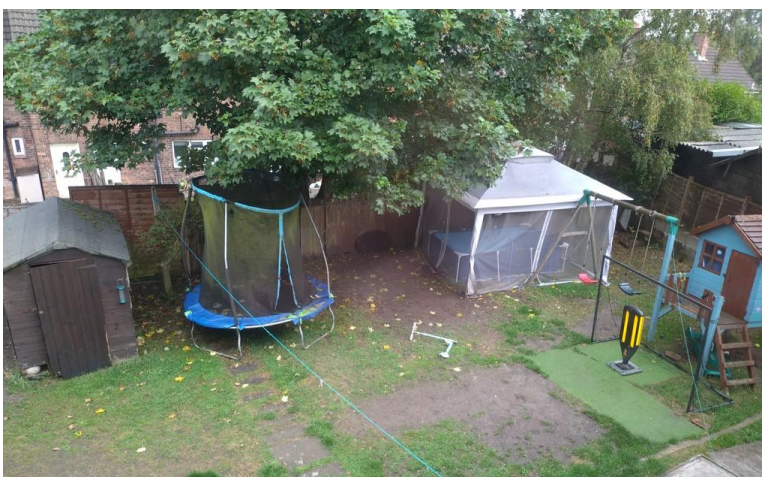
LOCAL AUTHORITY

Staffordshire Moorlands District Council

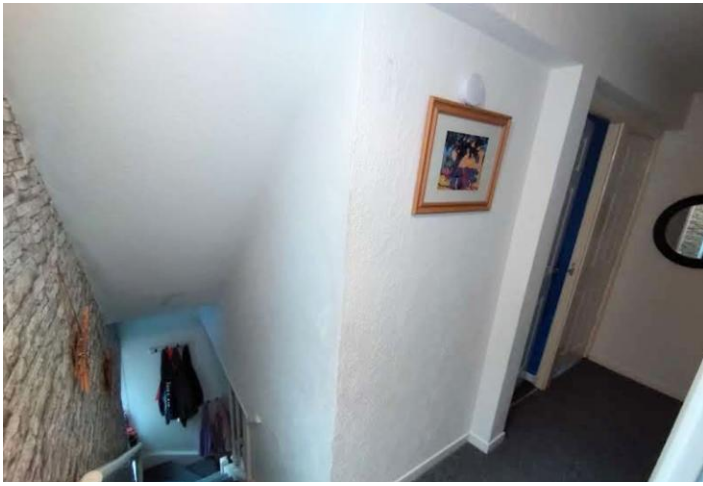
COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:







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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