



**Lukesland Avenue  
Stoke-On-Trent, ST4 5JN**

Guide Price £65,000

**Gao**  
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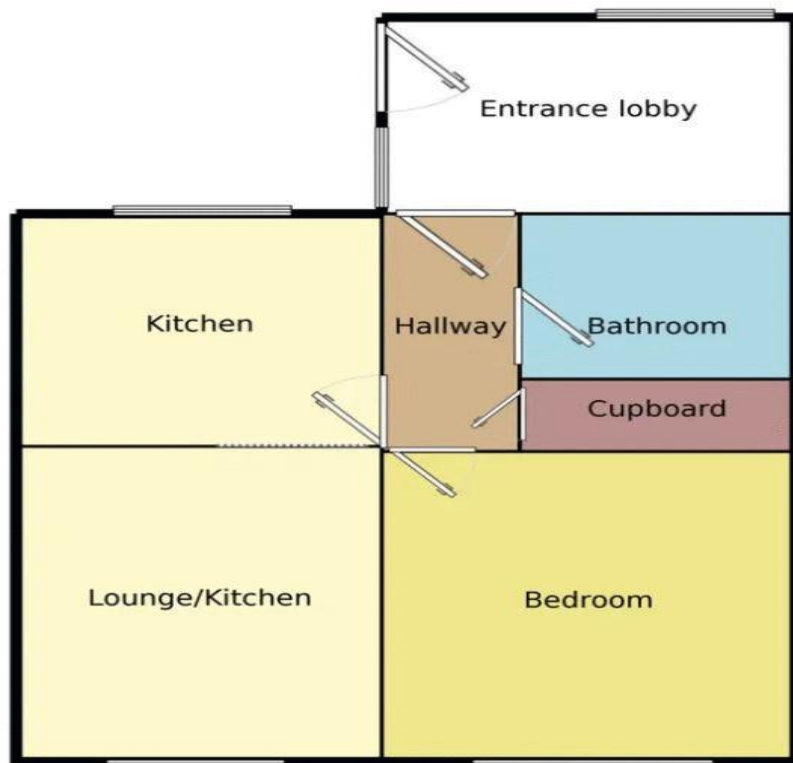


## MAIN FEATURES:

- Well Presented First Floor Maisonette
- Open Plan Modern Fitted Kitchen/Lounge
- Good Size Double Bedroom
- Refitted Shower Room/WC
- Low Maintenance Private Courtyard
- Allocated Parking Space
- Landlords Only – Paying Tenant in Situ

Situated in a convenient and well-connected location, this well-presented first floor maisonette on Lukesland Avenue, offers an excellent investment opportunity for landlords, with a reliable paying tenant already in situ. The accommodation features a modern fitted kitchen with breakfast bar, open plan to a bright and comfortable lounge area, creating an ideal space for modern living. There is a generous double bedroom and a stylish refitted shower room/WC, all maintained to a good standard throughout. Externally, the property benefits from a private low maintenance courtyard garden and an allocated parking space.

Located within easy reach of Stoke town centre, the property enjoys excellent transport links including nearby access to the A50, A500 and M6, making commuting straightforward. The area is popular with tenants thanks to its close proximity to Staffordshire University, Royal Stoke University Hospital and local amenities including shops, supermarkets and leisure facilities. Regular public transport links and nearby green spaces further add to the appeal. A ready-made buy-to-let investment in a sought-after rental location, early viewing is highly recommended.



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

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewings: By appointment.  
For further information contact us:  
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We're Open:  
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