



STEPHENSON BROWNE

Birks Street, Stoke-On-Trent

ST4 4HF



£130,000

Description

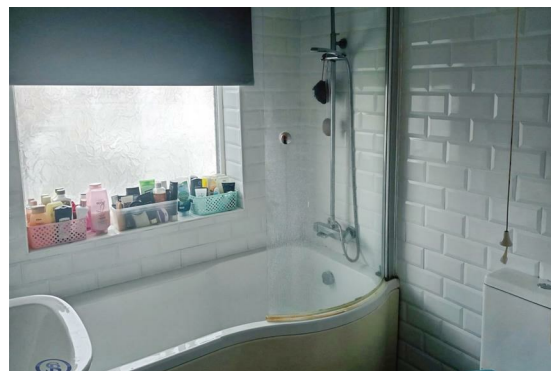
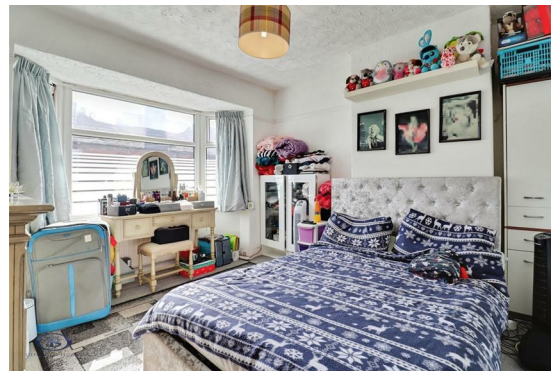
Welcome to this property located on Birks Street, a two-bedroom semi-detached house located in the heart of Stoke-On-Trent. This well-presented property is an excellent investment opportunity and is currently generating £700 per calendar month in rental income. The property is due to be vacant by 30th June, offering flexibility for both investors and owner-occupiers.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious living room, enhanced by a delightful bay window that floods the space with natural light. The living area is perfect for relaxation and entertaining. At the rear of the property, you will find a generously sized fitted kitchen, which offers ample space for a small dining table, making it ideal for everyday meals. The kitchen also features a useful downstairs storage cupboard, perfect for pantry items or additional storage, and provides access to the rear garden.

The first floor comprises two well-proportioned bedrooms, with the master bedroom benefiting from a bay window and a built-in storage cupboard, adding to the practicality of the space. The family bathroom completes the accommodation, ensuring all essential amenities are conveniently located.

Externally, the property boasts a rear garden, providing a pleasant outdoor space to enjoy. The location is particularly advantageous, situated in a popular residential area with excellent access to local amenities, schools, shops, and transport links. Stoke town centre, Staffordshire University, and the Royal Stoke University Hospital are all within easy reach, making this property attractive to a range of buyers.

With convenient road connections to the



A500, A50, and M6, commuting to surrounding towns and cities is a breeze. This property presents a fantastic opportunity in a well-connected and desirable location.



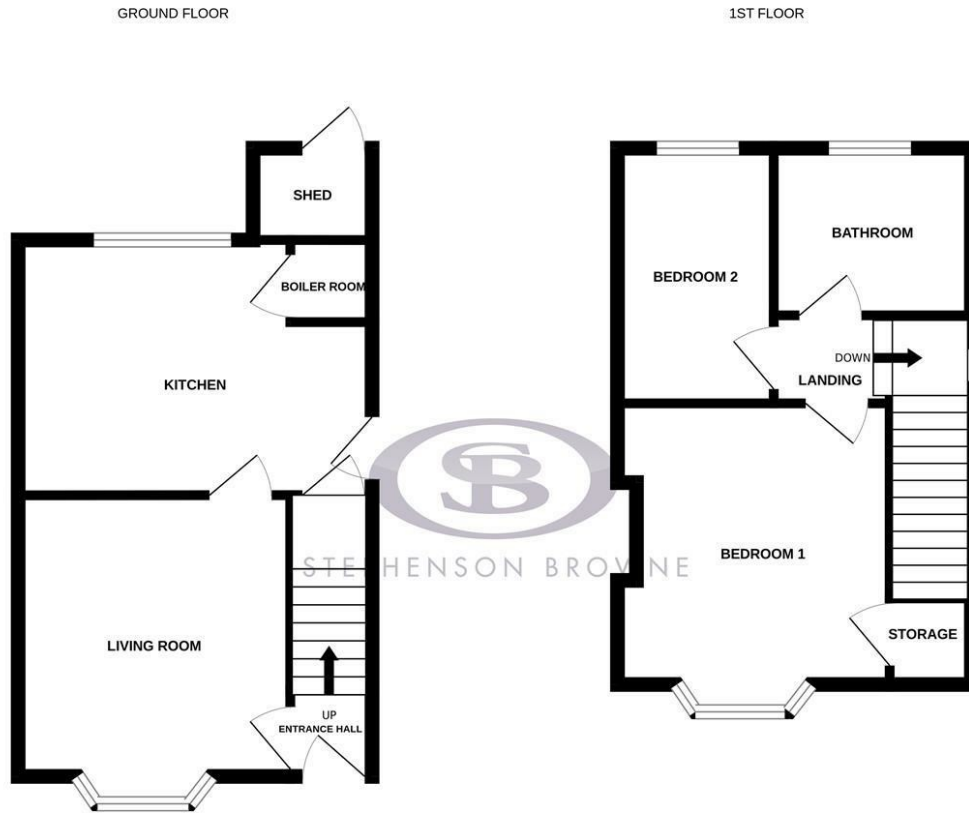
Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	67	England & Wales
		85	EU Directive 2002/91/EC

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