



STEPHENSON BROWNE

**Lawton Street,
Biddulph, Stoke-On-
Trent**

ST8 6EY



£220,000

Description

Investment Opportunity – Tenant in Situ

Calling all landlords and investors! This three-bedroom semi-detached home is available with a tenant in situ, offering an excellent turnkey investment opportunity achieving a rental income of £1,200 per calendar month.

Occupying a generous plot, this attractive home offers deceptively spacious accommodation and a wonderful rear garden, making it an excellent choice for families and those looking for versatile living space.

The accommodation briefly comprises a welcoming entrance hall, a superb open-plan lounge/dining room providing an impressive space for relaxing and entertaining, and a further reception room with useful under-stair storage. The fitted kitchen is accessed from the reception room and enjoys direct access to the rear garden.

Upstairs, there are three well-sized bedrooms and a well-appointed family bathroom.

Externally, the property continues to impress with a generous rear garden, predominantly laid to lawn and offering plenty of space for children, pets, or keen gardeners. A patio seating area provides the perfect spot for outdoor dining and relaxation, while a timber garden shed offers useful additional storage. To the front of the property, there is ample off-road parking for multiple vehicles, along with convenient side access leading directly to the rear garden.

With local schools, convenient amenities and access to outdoor recreation, the area strikes a balance between commuter convenience and community-oriented living, making it particularly suitable for an investment property targeting stable rental demand.

With a strong rental yield, reliable tenant already in place, and well-maintained interiors, this property represents a superb investment opportunity not to be missed!



Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

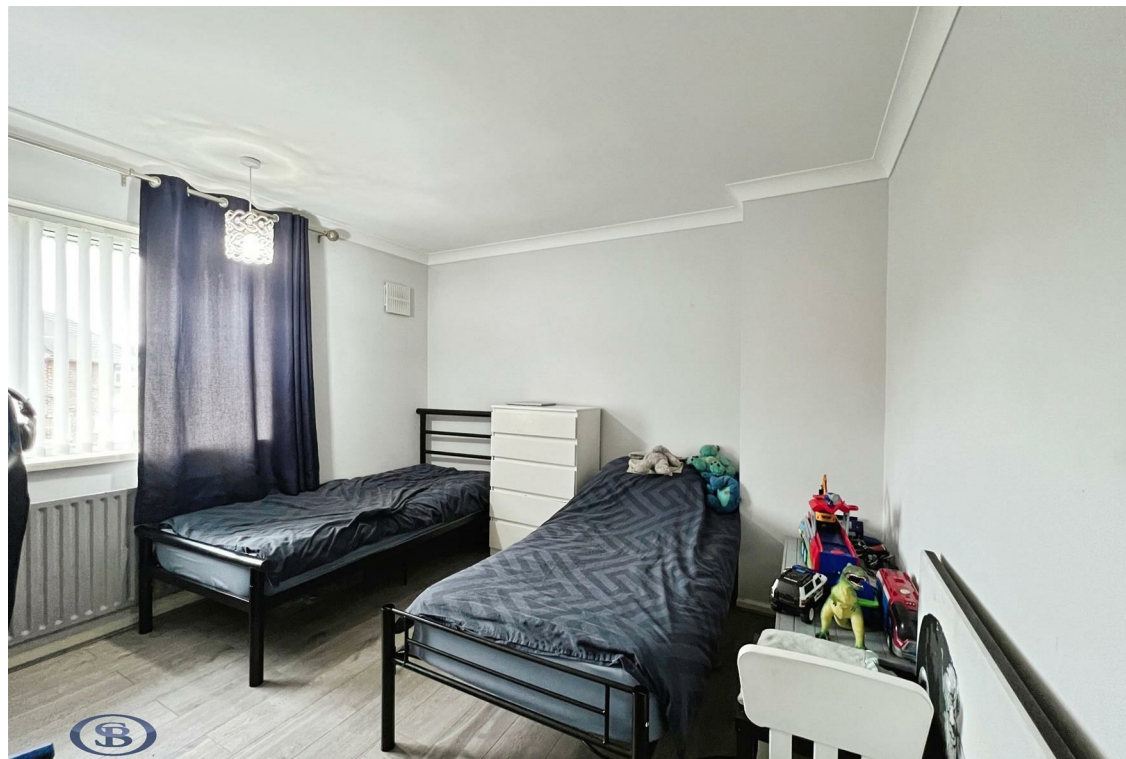
Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

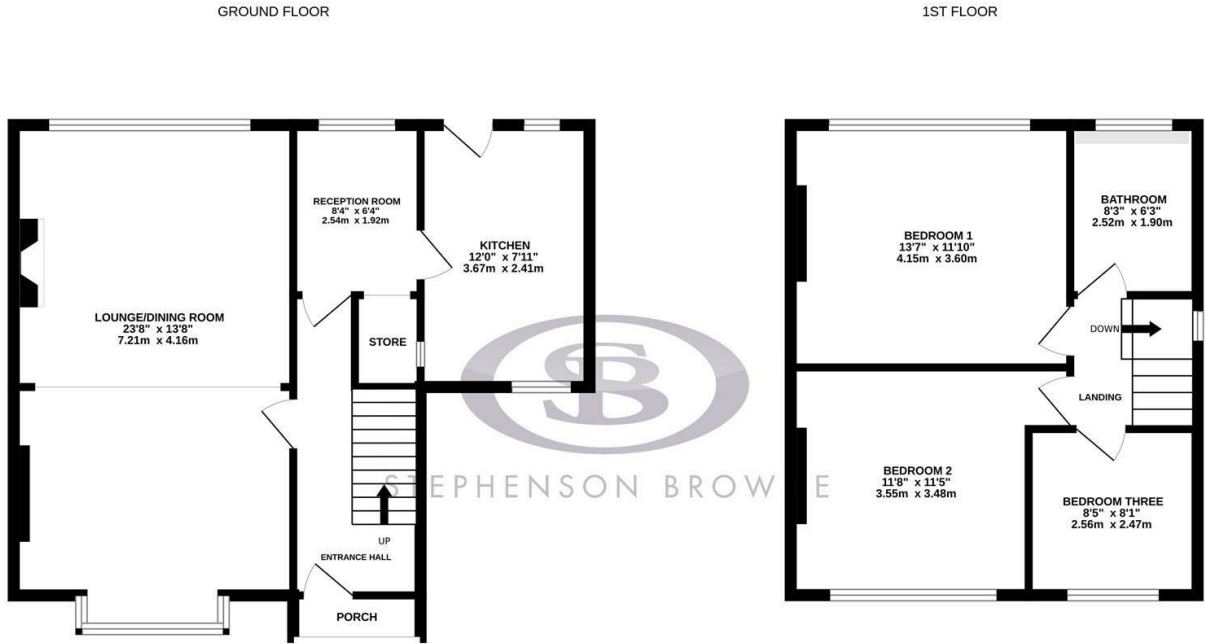
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floorplans

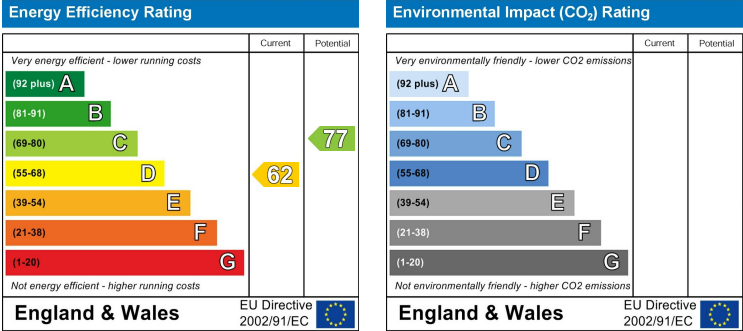


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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