FOR SALE





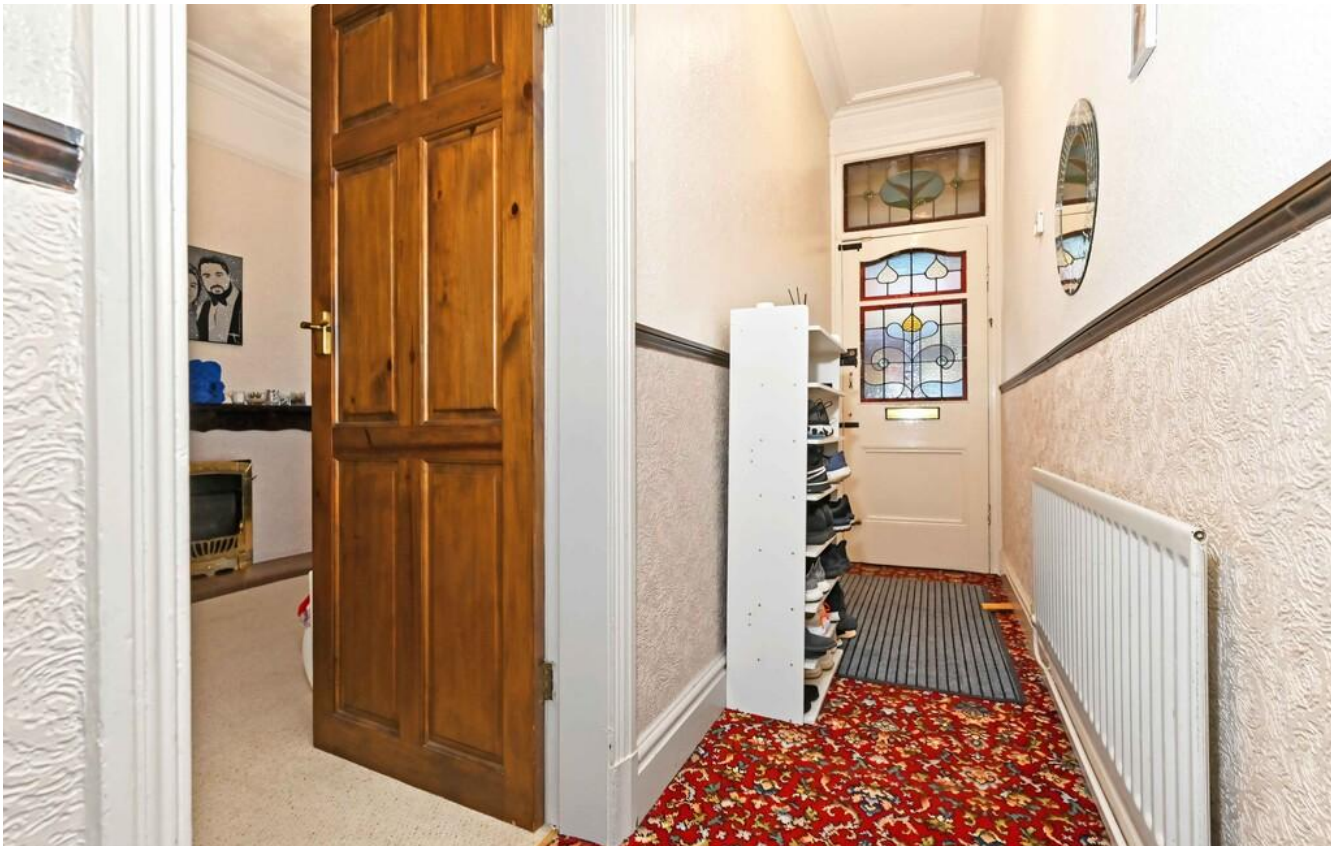


Copes Avenue, Tunstall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid-Terrace House

£100,000

MARTIN&CO



Copes Avenue, Tunstall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

£100,000

- **Established rental investment opportunity**
- **Tenant in situ**
- **Two separate reception rooms**
- **Near Tunstall town centre amenities**
- **Walking access to Tunstall Park**



OVERVIEW For sale: a two-bedroom terraced house located in Tunstall, Stoke-on-Trent, offered with a tenant in situ and currently achieving £625 pcm, making it suited to buy-to-let investors seeking an established rental income.

The property is a large mid-terrace house with a forecourt to the front and two reception rooms, offering defined living and dining spaces. There is one kitchen and one bathroom, along with two bedrooms to the first floor.

Tunstall forms part of the wider Stoke-on-Trent area and provides a range of everyday amenities including supermarkets, shops and services in and around Tunstall town centre. Nearby green spaces such as Tunstall Park (Victoria Park) offer open parkland, lakeside walks and recreational facilities.

Public transport is accessible via local bus services connecting Tunstall with other parts of Stoke-on-Trent and the surrounding area. The nearest mainline rail services are available from Stoke-on-Trent railway station, which provides direct routes to destinations including Manchester and Birmingham, with journey times typically around 45–60 minutes depending on service.

There is a choice of primary and secondary schools within the wider Tunstall and Stoke-on-Trent area, together with local cafés, takeaways and everyday conveniences on nearby high streets. Road links connect easily to the A50 and A500, giving access towards the M6 and the wider regional network.

This two-bedroom terraced house presents an opportunity to acquire an investment property with an existing tenant in place and an established monthly rental income.



ENTERANCE HALL 14' 9" x 3' 1" (4.50m x 0.96m) Stairs to the first floor, radiator.

LOUNGE 14' 6" x 10' 5" (4.42m x 3.19m) Bay window to the front elevation, featuring attractive decorative stained-glass upper panels which add character and charm. The window allows plenty of natural light to flood into the room, creating a bright and welcoming living space, while offering an attractive outlook to the front of the property. Further benefits include a feature fireplace, creating an attractive focal point, and a radiator.

DINING ROOM 13' 1" x 11' 0" (4.00m x 3.37m) Window to the rear elevation, feature fireplace.

KITCHEN 10' 11" x 8' 7" (3.33m x 2.64m) Fitted with a range of wall and base units providing ample storage, with work surfaces over incorporating a stainless steel sink and drainer. Space for appliances, window to the side elevation allowing natural light, useful storage cupboard and radiator.

REAR PORCH 5' 1" x 2' 10" (1.56m x 0.87m) UPVC door leading to the rear yard, airing cupboard.

BATHROOM 8' 3" x 5' 3" (2.54m x 1.61m) Fitted with a three-piece suite comprising a low-level WC, wash hand basin and panelled bath with shower attachment over. Window to the side elevation providing natural light and ventilation, together with a radiator.

LANDING 13' 1" x 4' 9" (4.00m x 1.47m)

BEDROOM ONE 14' 1" x 12' 3" (4.30m x 3.75m) Window to the front elevation, radiator.

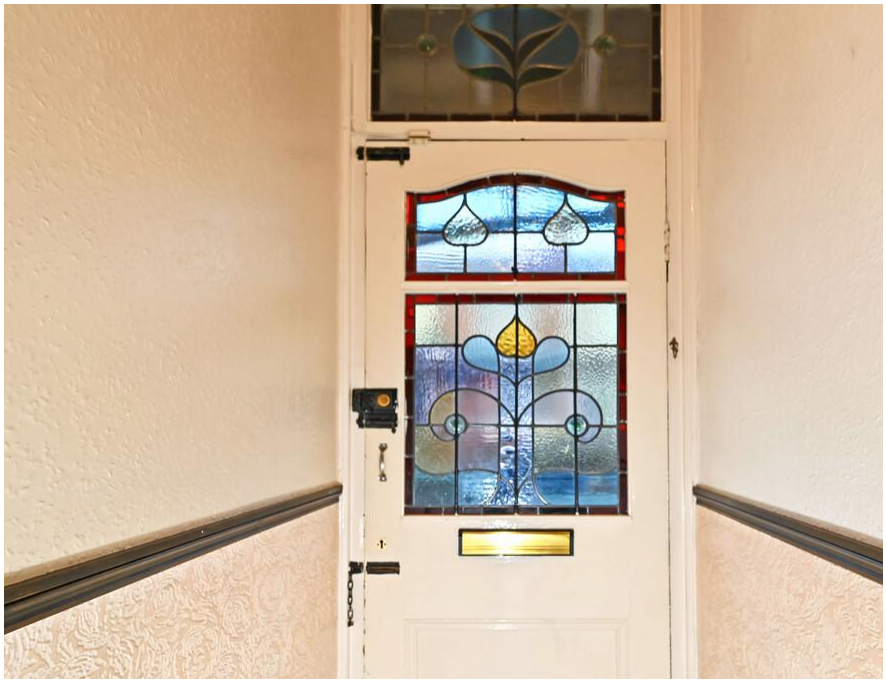
BEDROOM TWO 13' 1" x 8' 11" (4.00m x 2.74m) Window to the rear elevation, radiator.

EXTERNAL The property is approached via a gated forecourt.
To the rear of the property there is a paved yard.

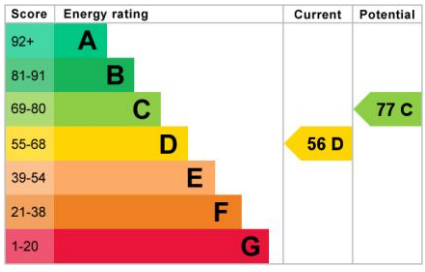




AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.










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