Louis Taylor









High Street | Sandyford | Stoke-on-Trent | ST6 5PJ £92,000

INVESTMENT OPPORTUNITY, TENANT IN SITU, POPULAR RESIDENTIAL LOCATION.

This well presented three bedroom mid terrace property is currently tenanted on an assured periodic tenancy offering an annual income of £6,180 (£515pcm) The property is conveniently situated within easy reach of local amenities, schools, transport and commuter networks. The accommodation comprises, entrance hall, lounge, kitchen/diner, three good size bedrooms and a shower room. Gas central heating, double glazing, driveway and gardens to the front and rear elevations. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL
Entrance door to the front elevation and staircase leading to the first floor.

LOUNGE
13' 2" x 12' 6" (4.01m x 3.81m) Wall mounted gas fire, radiator, television point and upvc double glazed bay window to the front elevation.

KITCHEN/DINER
12' 5" x 11' 3" (3.78m x 3.43m) Fitted base units, drawers and wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Electric cooker point, radiator, plumbing for a washing machine, under stairs storage cupboard, entrance door and upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

MASTER BEDROOM
11' 3" x 9' 11" (3.43m x 3.02m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM TWO
10' 10" x 9' 10" (3.3m x 3m) Radiator and upvc double glazed window to the front elevation.

BEDROOM THREE
9' 2" x 6' 11" (2.79m x 2.11m) Radiator and upvc double glazed window to the front elevation.

SHOWER ROOM
Three piece suite comprising, shower cubicle with electric shower, pedestal wash hand basin and low level w/c. Airing cupboard, loft access, radiator and upvc double glazed window to the rear elevation.

EXTERIOR
To the front of the property there is a driveway providing off road parking and a lawn garden with shrub borders. To the rear there is a paved patio, lawn garden with shrub borders, brick built store and outside w/c.

GENERAL INFORMATION
Viewings
By prior arrangement with Louis Taylor.
Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings
Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fitments, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements
Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fitments you should always have the areas measured by the appropriate supplier.

Photos
Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure
(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation
To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).
42/60/31

Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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Staffordshire
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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