 3

Bedrooms

 1

Bathroom

 1

Reception



- IDEAL RENOVATION PROJECT WITH GREAT POTENTIAL
- SUITABLE FOR INVESTORS OR BUYERS LOOKING TO ADD VALUE
- EXCELLENT INVESTMENT OPPORTUNITY
- SPACIOUS LAYOUT WITH GOOD ROOM SIZES
- POPULAR RESIDENTIAL LOCATION
- PERFECT PROJECT FOR FIRST TIME INVESTORS
- LAWN & OUTDOOR SPACE



Three-bedroom property offering excellent long-term potential, ideal for buy-to-let investors and being **sold with a tenant in situ**.

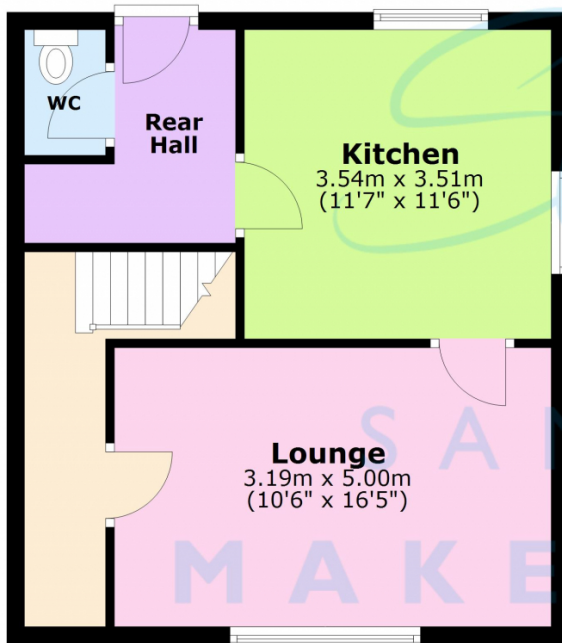
The accommodation briefly comprises a living room, kitchen and ground floor WC, with three bedrooms and a family bathroom to the first floor.

The property would benefit from modernisation in the future, presenting an opportunity for investors to enhance the property and add value over time while receiving rental income from the existing tenant.

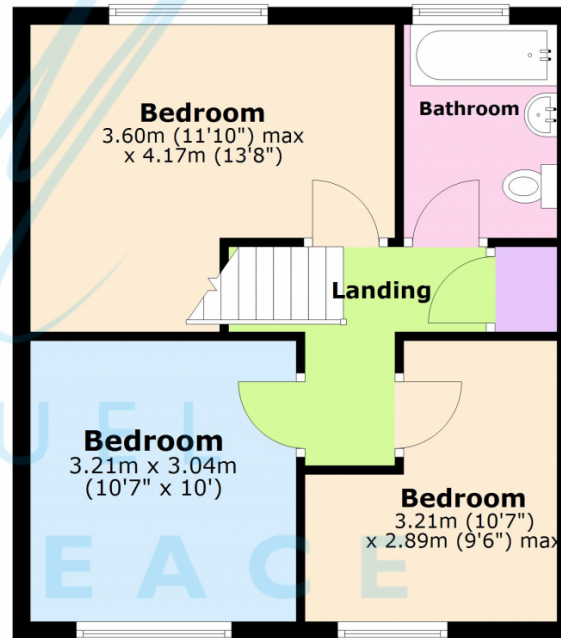
Situated in a convenient location on Lansbury Grove, the property is well positioned for local amenities, schools and transport links.

Contact Samuel Makepeace today for further information or to arrange a viewing.

Ground Floor



First Floor



Total area: approx. 82.5 sq. metres (887.6 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Stoke-on-Trent, ST3

Scan me for more info

