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00 The Clough, Stockport, SK5 8NS
Offers in excess of £140,000

** TENANT IN SITU **

A fantastic opportunity for investors to acquire this spacious three-bedroom mid-terrace property in a well-established residential location close to local amenities, schools, transport links and Stockport town centre.

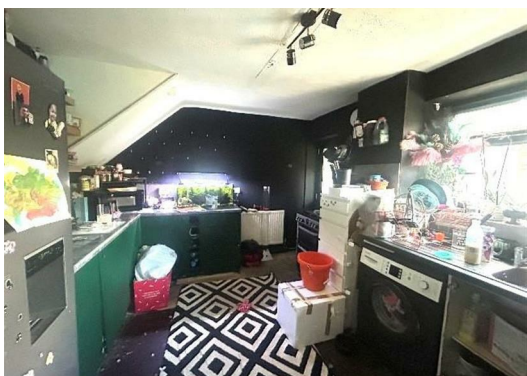
Extending to approximately 90 sq m (969 sq ft), the accommodation comprises an entrance hall, generous lounge, fitted kitchen, dining room and useful store room to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property is being sold with a TENANT IN SITU who will pay £1,000 per calendar month, generating a gross annual rental income of £12,000, making it an attractive addition to any buy-to-let portfolio. The gross yield will depend on the eventual purchase price (for example, at £150,000 the gross yield would be 8.0%).

Externally, the property benefits from an established front garden, while the location offers excellent access to commuter routes, local shopping facilities and nearby green spaces.

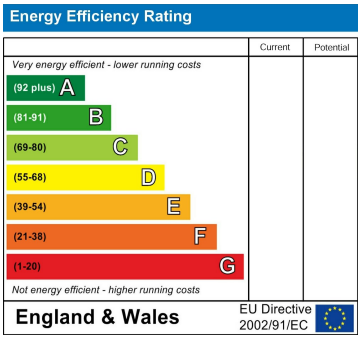


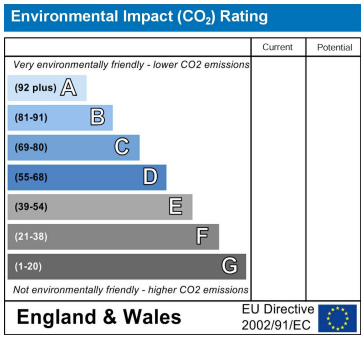




Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











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