



Fairfax Street
Birches Head, ST1 6NZ

- INVESTMENT PROPERTY
- WITH A TENANCY IN PLACE
- £470 PCM RENTAL, LONG TERM TENANTS
- POPULAR LOCATION
- EASY ACCESS TO THE A500/A53
- TWO BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- 1ST FLOOR BATHROOM & LOFT ROOM

£89,995



10 Fairfax Street, Stoke-on-Trent, ST1 6NZ



Property Description

INTRO

* ATTENTION LANDLORDS * Shaw's & Co are delighted to offer For Sale an investment property with a tenancy in place with a rental income of £470PCM - £5640 PA - With long term tenants who have been there for over 10 years! Comprising a good sized through lounge and dining room, kitchen, two bedrooms, first floor bathroom, and a staircase to the loft area. Externally a paved rear yard. UPVC double glazing and gas central heating. Located within easy access to lots of amenities, Forest Park, the City centre and excellent road links to the A500/A53.

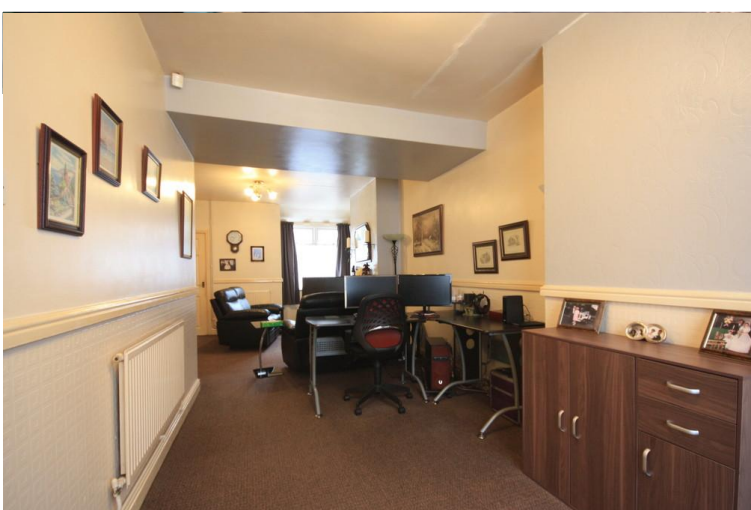
DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST1 6NZ. As you come into the street the property can be found on the left hand side.

ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Staircase to the first floor.





Alarm panel. Door to:

DINING ROOM

15' 8" x 8' 9" (4.78m x 2.67m) Through access to the lounge, max size 27'5 x 12'8 for the whole room. Window to the front, radiator. Concealed meter cupboard.

LOUNGE

12' 8" x 11' 10" (3.86m x 3.61m) Window to the rear, radiator. Feature fireplace with electric fire. Door to understairs storage cupboard.

KITCHEN

12' 10" x 6' 4" (3.91m x 1.93m) Comprising base and wall mounted cupboard units with worksurfaces over. Window to the side, UPVC rear access door. Single drainer sink unit. Radiator. Baxi Duo Tec gas combi boiler. Cushion flooring.

FIRST FLOOR LANDING

With stairs off to the loft area.

BEDROOM ONE

12' 7" x 11' 10" (3.84m x 3.61m) Window to the front, radiator.

BEDROOM TWO

9' 7" x 8' 8" (2.92m x 2.64m) Window to the rear, radiator.



BATHROOM

6' 6" x 6' 5" (1.98m x 1.96m) Comprising panelled bath with shower attachment, low level W.C, wash hand basin. Radiator. Window to the rear. Cushion flooring.



LOFT AREA

15' 11" x 12' 7" (4.85m x 3.84m) Max A staircase up to this carpeted loft area, with useful storage into the eaves. Velux window.

EXTERNALLY

REAR YARD

A paved rear yard, with steps up to a further paved section. Enclosed by wall and fencing, with a gate to the rear alley.





ADDITIONAL NOTES/ TENANCY

The property benefits from UPVC double glazed windows and doors throughout, and has gas from a Baxi Duo Tec combi boiler.

The property will be sold with tenants in situ, who are looking to continue their tenancy at the property. They have been in residence there for over 10 years and pay £470pcm. They are happy with the current condition of the property. This sale is for investors/Landlords only.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Stoke on Trent City Council.

EPC RATING (PDF available online)

Current: 45E Potential: 76C





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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