



**Somerset Avenue**  
**Kidsgrove, ST7 1EX**

- SEMI DETACHED HOUSE
  - CASH BUYERS ONLY - NON MORTGAGEABLE
  - INVESTMENT PROPERTY, TENANT IN SITU
  - LET AT £7,200 pa
  - HALL, L SHAPED LOUNGE/DINING ROOM
  - THREE BEDROOMS, BATHROOM
  - UPVC D/G, GAS C/H
  - CONVENIENT LOCATION
- £80,000**



## Property Description

### INTRO

A three bedroom semi detached house of Schindler construction, An investment property purchase, suitable for cash buyers only (due to Schindler Construction), with a tenancy in place producing £7,200 PA. Comprising; gardens to the front & rear, internally the house comprises, entrance hall, a spacious L shaped lounge/dining room, kitchen, three bedrooms, a first floor bathroom. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and road/rail links to other towns. Viewing essential without further delay.

### DIRECTIONS

Pease follow Sat Nav with postcode ST7 1EX. From King Street proceed in to Somerset Avenue and the property can be found on the right hand side, as identified by our for sale sign.

#### ENTRANCE HALL

Entered through a UPVC door. Window to the side elevation. Staircase to the first floor. Radiator.

#### LOUNGE/DINER

17' 10" x 15' 9" (5.44m x 4.8m)

L shaped room with windows to the front and rear elevations. Two radiators.

#### KITCHEN

13' 4" x 11' 8" (4.06m x 3.56m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Two radiators.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

14' x 9' 1" (4.27m x 2.77m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

11' x 8' 8" (3.35m x 2.64m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

? ' x ? ' (Na Nm x NaNm)

Window to the front elevation. Radiator.

#### BATHROOM

Window to the rear elevation. Suite comprising: paneled bath with shower over, low level W.C, wash hand basin. Radiator.

#### EXTERNALLY

##### FRONT

Garden laid to lawn. Pathway at the side of the property leading to:

##### REAR

Landscaped garden laid to lawn with shrub borders.

#### NOTE

The property is sold with a tenant in place producing £7,200 PA

#### 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

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 61D Potential: 84B