



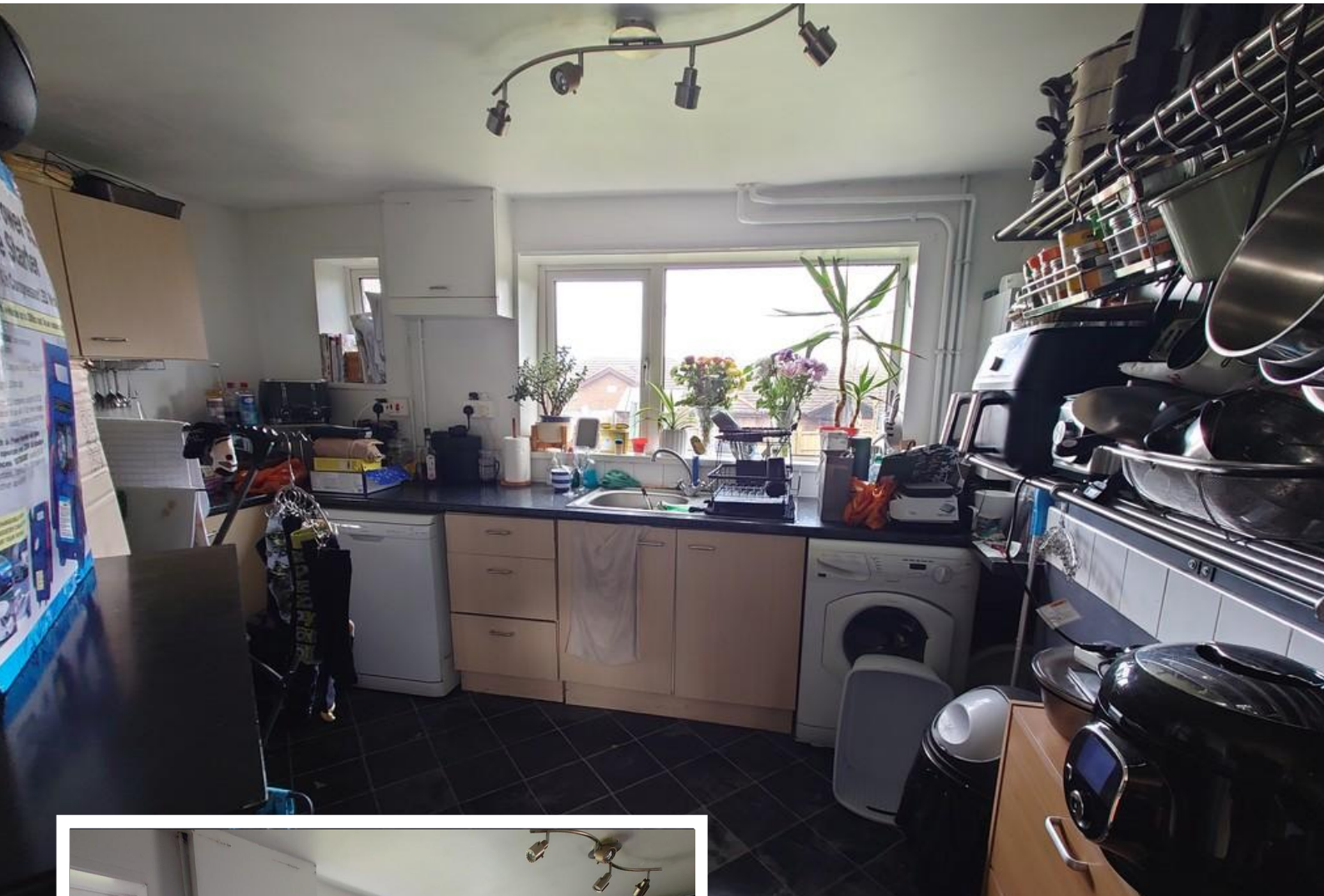
**Edgeley Road**  
**Biddulph, ST8 7DD**

- SPACIOUS TOWN HOUSE
- SCHINDLER CONSTRUCTION
- CASH BUYERS ONLY
- HALL, L SHAPED LOUNGE
- KITCHEN/DINER
- 4 BEDROOMS, BATHROOM
- GARDENS TO THE FRONT & REAR
- UPVC D/G & GAS C/H

**£95,000**







## Property Description

### INTRO

Attention investors - A four bedroom town house of Schindler Construction therefore suitable for CASH BUYERS ONLY and with the benefit of a tenancy in place with a current rental income of £550pcm. The spacious property comprises, hall, lounge/dining room, breakfast kitchen, utility, four bedrooms, a family bathroom. A flying Freehold over the side porchway. Externally a front and rear garden area. UPVC double glazing & gas central heating. The property is located within a popular location with access to all amenities and road links to larger towns etc.

### DIRECTIONS

Please follow Sat Nav with postcode ST8 7DD. Turn off Church Road in to Edgeley Road, where the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE PORCH/UTILITY

12' 5" x 3' 7" (3.78m x 1.09m)



Entered through a UPVC door. Door to the rear elevation and door to:

#### KITCHEN

12' 3" x 11' 2" (3.73m x 3.4m)

Window to the rear elevation. A range of wall and base units. Wall mounted gas boiler. Space for dining. Radiator.

Door to:

#### LOUNGE

18' 6" x 15' 9" (5.64m x 4.8m)

A good sized L shaped room with window to both the front and rear elevations.

#### ENTRANCE HALL

Front access door. Staircase to:

#### FIRST FLOOR LANDING

Access to the loft. Doors to:

#### BEDROOM ONE

14' 0" x 9' 3" (4.27m x 2.82m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

14' 0" x 8' 0" (4.27m x 2.44m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

8' 8" x 8' 2" (2.64m x 2.49m)

Window to the front elevation. Radiator.

#### BEDROOM FOUR

9' 1" x 6' 7" (2.77m x 2.01m)

Window to the front, radiator.

#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, wash hand basin. Radiator.

#### SEPARATE WC

Low level W.C.

#### FRONT

Laid to lawn garden, parking space.

#### REAR

A laid to lawn garden, paved patio areas. A pathway to the front of the house.

#### 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 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

Staffordshire Moorlands District Council

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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