



Moorland Road
, ST6 1JH

- TWO BEDROOM TOWN HOUSE
- FOR INVESTORS ONLY
- CURENTLY LET
- HALL, LOUNGE, DINING ROOM
- KITCHEN, REAR GARDEN
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£84,995





Property Description

INTRO

A two bedroom town house offered for sale to investors only, a two bedroom town house, with a tenancy in place with a rental income of £6,180 PA comprising, hallway, a bay window lounge, dining room, kitchen, two bedrooms, a first floor bathroom Externally, a forecourt to the frontage, a rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to all facilities, with road links to the A500 and rail links to other towns close by. (draft details subject to approval)

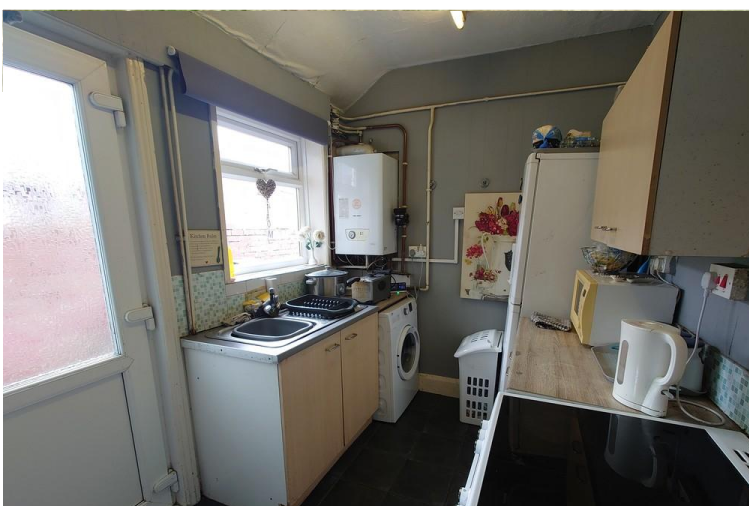
DIRECTIONS

Please follow Sat Nav for postcode ST6 1JH, proceed from High Lane and the property can be found on the right hand side as identified by our For Sale Sign.

COVERED ENTRANCE PORCH

ENTRANCE HALL

Staircase to the first floor, Upvc entrance door.





LOUNGE

11' 3" x 10' 7" (3.43m x 3.23m)

A bay window to the front, radiator.

DINING ROOM

14' 8" x 11' 11" (4.47m x 3.63m)

Window to the rear, radiator, fireplace, understairs store area, staircase to the first floor.

KITCHEN

8' 9" x 6' 9" (2.67m x 2.06m)

Comprising fitted base and wall units, single drainer sink, worksurfaces window to the side, tiled floor, radiator, Upvc side external door. Glow Worm Betacom combi gas boiler.



FIRST FLOOR LANDING

BEDROOM ONE

14' 8" x 11' 0" (4.47m x 3.35m)

Window to the front, radiator.

BEDROOM TWO

11' 11" x 9' 0" (3.63m x 2.74m)

Window to the rear, radiator.

BATHROOM

Comprising a panelled bath, low level w.c, wash hand basin, window to the rear, radiator.



EXTERNALLY

FRONTAGE

A forecourt area to the front, steps to the front door.

REAR GARDEN

A blue brick paved yard area leading to a potential garden area or potential parking space. Attached outbuilding to 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

Stoke On Trent City 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