



**COTESHEATH STREET  
STOKE ON TRENT  
ST1 3JB**

**£94,950**



130 Boughey Road, Shelton, Stoke-on-Trent, ST4 2BB  
[www.stokepropertyshop.com](http://www.stokepropertyshop.com) [info@stokepropertyshop.com](mailto:info@stokepropertyshop.com)

**CALL 01782 747472 TO ARRANGE A VIEWING**

## SUMMARY

A Two/Three Bedroom investment property suitable for letting to students and professionals. The property lies in close proximity to Staffordshire University as well as Stoke Train Station and Hanley Bus Station. Comprising an entrance hallway with reception Room, Second Reception room & kitchen on the ground floor with a further Two bedrooms on the first floor. To the rear of the property is a paved rear yard. The property is fitted with UPVC double glazed windows and a gas central heating system with a combi boiler, on street parking is available to residents. A tenancy is in place achieving approximately in excess of £5,000 pa. Viewings to be held strictly by appointment only.

- ❖ Terrace House
- ❖ Two/Three Bedrooms
- ❖ Suitable for Property Investors
- ❖ Enclosed Paved Rear Yard
- ❖ No Upward Chain Involved
- ❖ UPVC Double Glazed Windows
- ❖ Gas Central Heating System
- ❖ EPC Rating: E

### HALLWAY

Dimensions: 3.91M x 0.74M

With tiled flooring and radiator.

---

### RECEPTION ROOM 1

Dimensions: 3.25M x 2.96M

With carpet flooring, and radiator.

---

### RECEPTION ROOM 2

Dimensions: 4.55M x 2.67M

With carpet flooring, radiator and door to cellar.

---

### KITCHEN

Dimensions: 2.62M x 1.38M

Linoleum flooring with fitted kitchen and combi boiler.

---

### BATHROOM

Dimensions: 2.57M x 2.45M

Tiled flooring with bath and shower, basin unit and toilet.

---

### BEDROOM 1

Dimensions: 3.61M x 3.24M

Carpet flooring with radiator.

---

### BEDROOM 2

Dimensions: 3.98M x 3.07M

Carpet flooring with radiator.

---

### REAR YARD

Rear yard enclosed with access via side entry.

---

### NOTE

All mains services are connected.

The agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order all applicants must satisfy themselves of the condition.

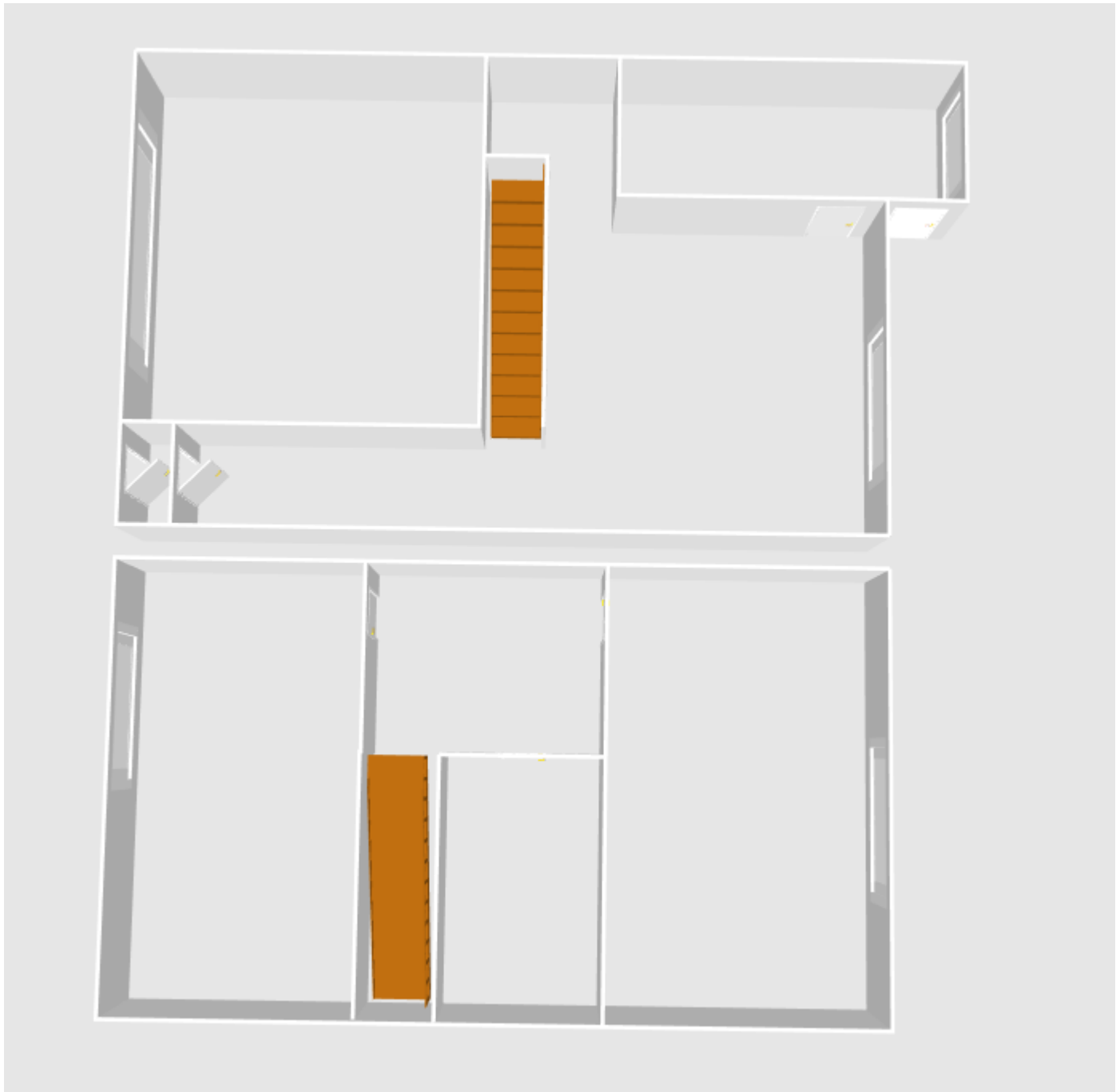
---

### MORTGAGES

Stoke property shop will be pleased to assist purchasers in arranging mortgages.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAD SECURED ON IT.

## **FLOORPLAN**



## **DISCLAIMER**

Stoke property shop & for the vendor gives notice that these particulars do not constitute any part of an offer or contract. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Any photographs show only certain parts of the property at the time they were taken. Prospective purchasers and/or lessees ought to seek their own professional advice. All statements contained in these particulars are made without responsibility on the part of Stoke property shop ltd or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Stoke property shop nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate. In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, stoke property shop reserves the right to obtain electronic verification.



**TEL 01782 747472**  
**INFO@STOKEPROPERTYSHOP.COM**  
**WWW.STOKEPROPERTYSHOP.COM**

