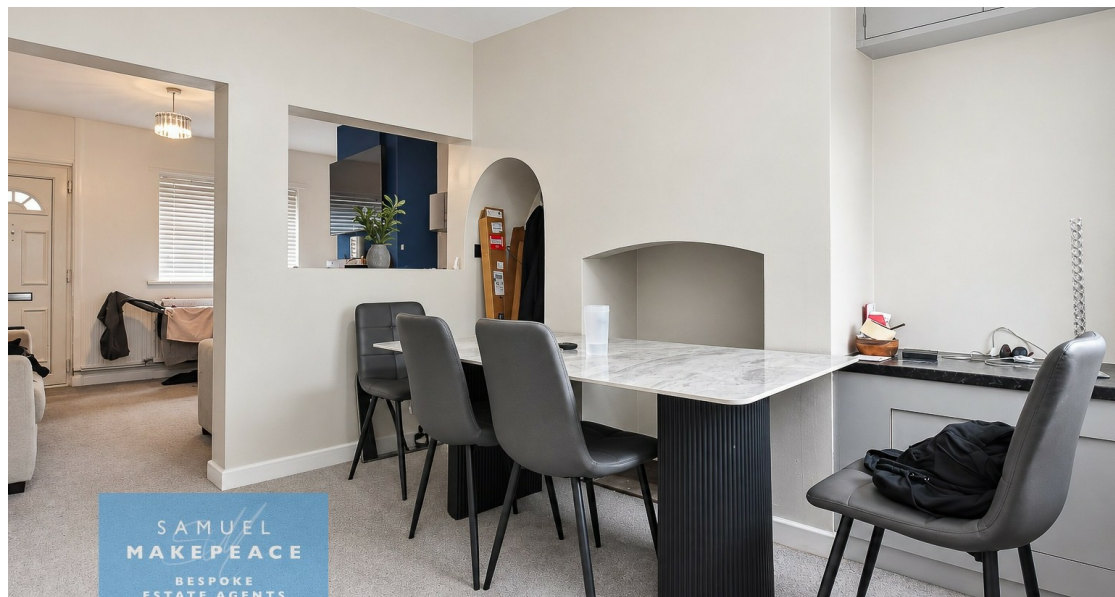




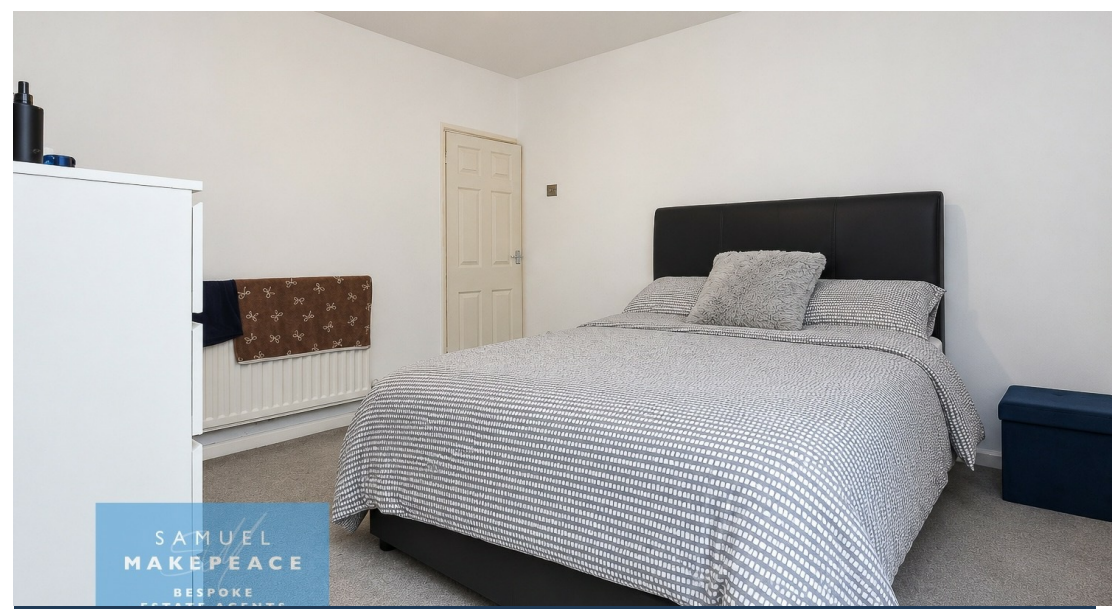
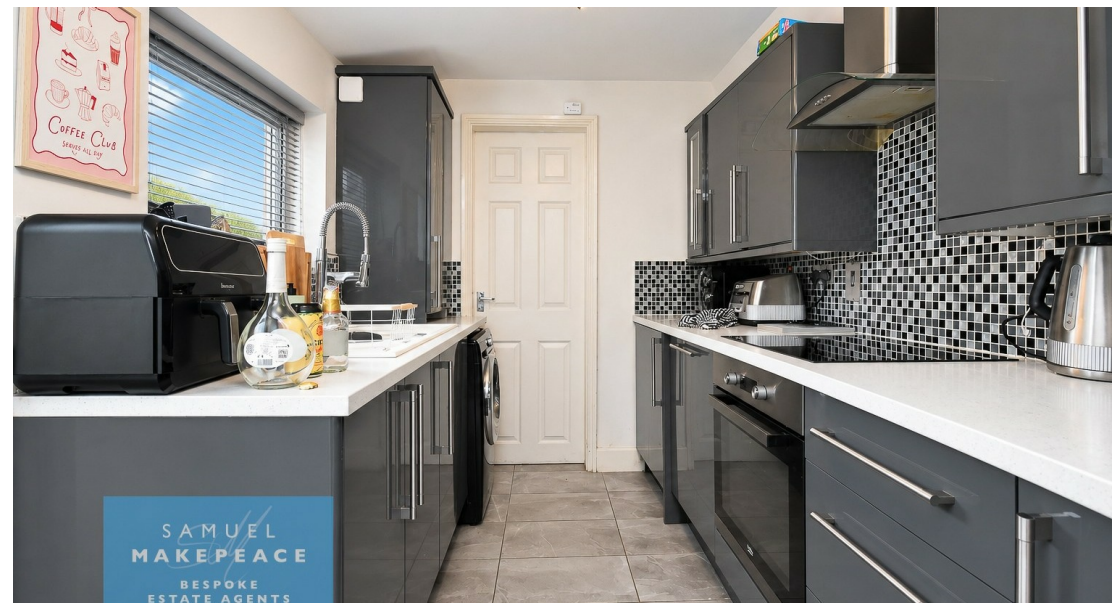
b 2
Bedrooms

a 1
Bathroom

e 2
Receptions



SPACIOUS END-TERRACED HOME WITH WELL-PRESENTED
ACCOMMODATION
GENEROUS LOUNGE WITH ATTRACTIVE FEATURE LOG BURNER
CONTEMPORARY KITCHEN WITH A RANGE OF INTEGRATED
APPLIANCES
TWO WELL-PRESENTED MODERN DOUBLE BEDROOMS
LOW-MAINTENANCE HOME READY TO MOVE STRAIGHT INTO
PAVED REAR COURTYARD WITH USEFUL GATED ACCESS
PERFECT READY MADE INVESTMENT OPPORTUNITY - OVER 7%
YIELD
NO UPWARD CHAIN!



A home that's got the right idea...

Looking for a ready-made investment opportunity with a potential yield of over 7%? This spacious end-terraced property on Nelson Buildings, Kidsgrove, could be a fantastic addition to your portfolio.

Sold with a tenant in situ, the property offers investors the opportunity to benefit from an established tenancy from day one, alongside an attractive potential rental yield exceeding 7%.

The ground floor features a spacious lounge with a feature log burner, a modern dining room and a contemporary kitchen with a selection of integrated appliances. There is also a well-presented family bathroom, creating a practical and comfortable layout.

Upstairs, you'll find two modern double bedrooms, both offering generous accommodation and plenty of flexibility.

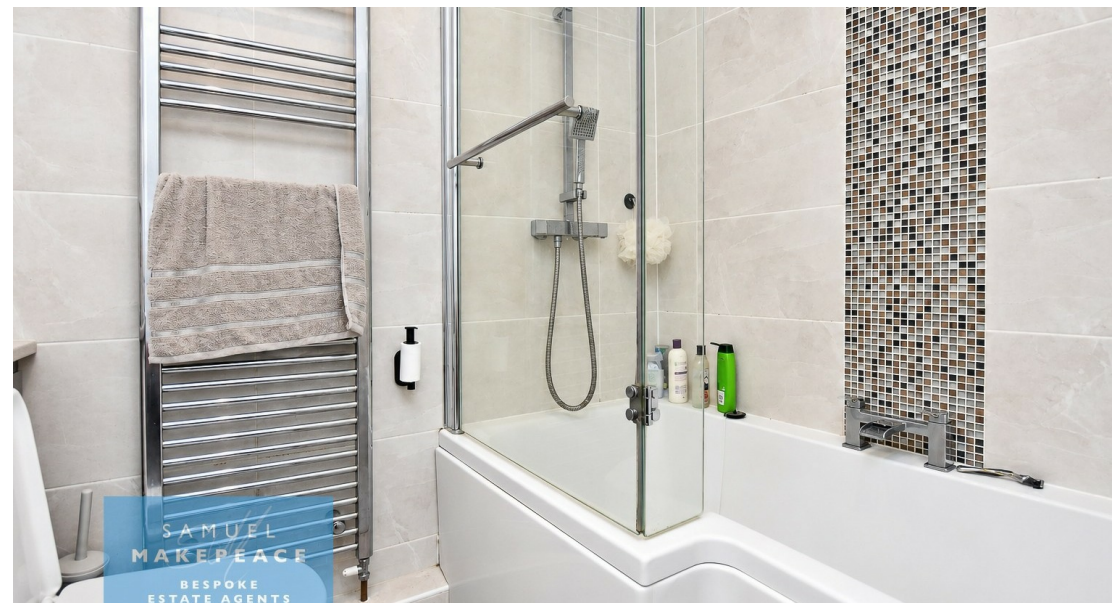
Outside, the paved rear courtyard with gated access provides an easy-to-maintain outdoor space — ideal for landlords and tenants alike.

Well-presented throughout, low maintenance and already tenanted, this is an appealing opportunity for investors seeking a ready-let property with strong rental potential and a yield of over 7%.

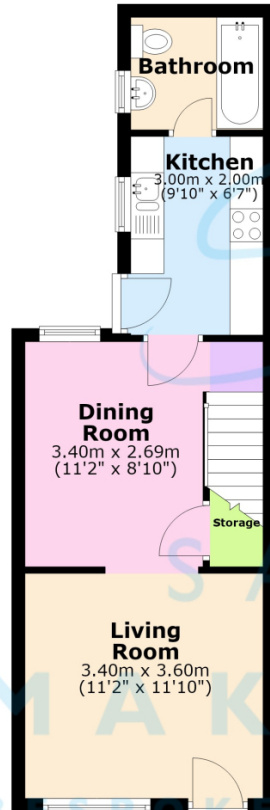
Modern where it matters, cosy where it counts, and already working as an investment from day one.

Disclaimer:

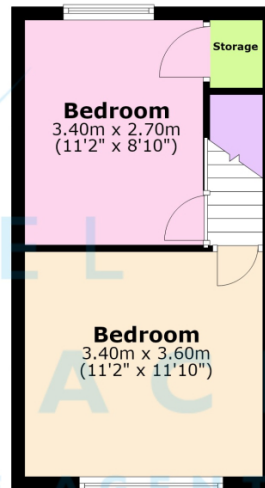
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Ground Floor



First Floor



Total area: approx. 59.5 sq. metres (640.2 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Nelson Buildings, Kidsgrove, Stoke-on-Trent

Scan me for more info

