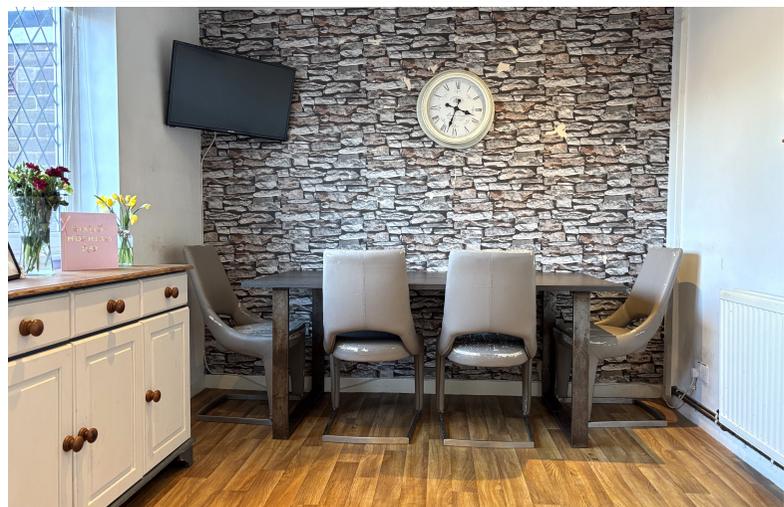




Stainmoor Court | Offerton | SK2 5LT

EDWARD
mellor



Features

- Fantastic Investment Opportunity
- 3 Bedroom Terraced
- Stylish Open Plan Dining Kitchen
- Attractive Gross Yield @ 6.3%
- Enclosed Lawned Gardens

Attention all Buy To Let Investors and landlords wishing to add to their investment portfolio. This 3 bedroom terraced is situated in a popular residential location of Offerton and has a long serving and house proud tenant

of 7/8 years producing a current rental income of £12,600.00 per annum and representing a gross yield of 6.30%.. The property offers 3 well proportioned bedrooms together with a stylish open plan dining kitchen and stands on a

good size plot with a low maintenance patio garden frontage and a decked and lawned garden to the rear. In addition, the property benefits from double glazing and gas central heating. Viewing recommended.



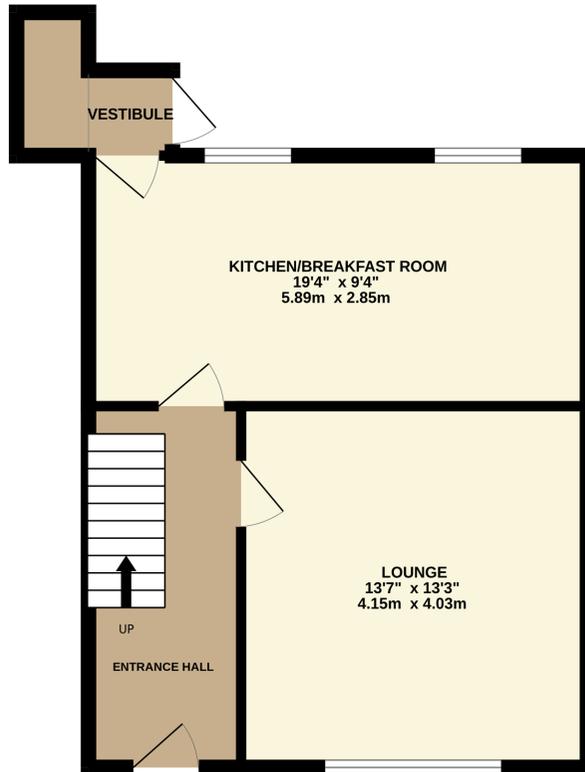
Stainmoor Court is situated just off Lisburne Lane on the outskirts of this popular housing development where demand is very high and capital growth is strong. It is also a convenient location close to good schools, local shopping facilities and good public transport links. The accommodation on offer briefly comprises: Entrance hall with stairs to the first floor, lovely size front living room providing ample room for seating, impressive open plan dining kitchen, rear vestibule and utility area . To the first floor, a landing with built in storage also leads to 3 excellent size bedrooms, a 2 piece bathroom suite and a separate low level wc.



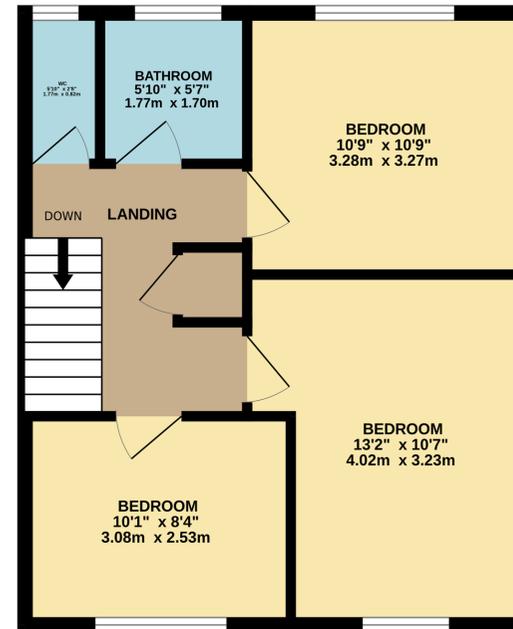
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
464 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazelgrove@edwardmellor.co.uk

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