



## Residential

### 37 Sussex Drive, Kidsgrove, Stoke-On-Trent, Staffordshire ST7 1HG

**\*GUIDE PRICE:**

**£80,000 PLUS** (plus fees)

#### Residential

Excellent rental opportunity for an investor a fully refurbished property ready for letting. Situated in a popular residential location and within walking distance of Kidsgrove town centre, excellent links to the M6 motorway and the A500.

**Description:** Benefiting from a lovely newly fitted kitchen, a new white bathroom suite with walk in shower, recently redecorated and new carpets throughout. The accommodation comprises:

Ground Floor:

Lounge/diner (5.5m x 4.8m), Breakfast kitchen (3.6m x 3.6m)

First Floor:

Bedroom one (4.3m x 2.9m), Bedroom two (4.3m x 2.5m) Bedroom three (2.8m x 2.0m), Bathroom (2.8m x 1.7m)

Externally: Ample parking to the front for several vehicles. Spacious rear garden and patio area.

**Addendum:** It is our understanding that the above property is considered to be of a non-traditional construction and therefore it is suggested that potential purchasers make their own enquires of mortgage lenders as to whether the property is considered fit for mortgage purposes prior to making a bid at auction.

**Tenure:** Freehold

**Local Authority:** Stoke on Trent City Council

**Solicitors:** A H Brooks, 73, High Street, Cheadle, Stoke on Trent, ST10 1AN. Tel: 01538 754253. Ref: Lee Pointon.

**Viewing:** 28th September 12:30 – 13:00. 9th October 14:00 – 14:30. 17th October 14:00 – 14:30. 20th October 14:00 – 14:30. 22nd October 14:00 – 14:30.

**Energy Efficiency Rating (EPC):** Current Rating C

#### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.