



27 LAWTON STREET, BIDDULPH, STOKE-ON-TRENT, ST8 6EY

£200,000



STEPHENSON BROWNE



\*\*\*Investment Opportunity – Tenant in Situ\*\*\*

Calling all landlords and investors! This three-bedroom semi-detached home is available with a tenant in situ, offering an excellent turnkey investment opportunity achieving a rental income of £850 per calendar month, with the view of potentially achieving more.

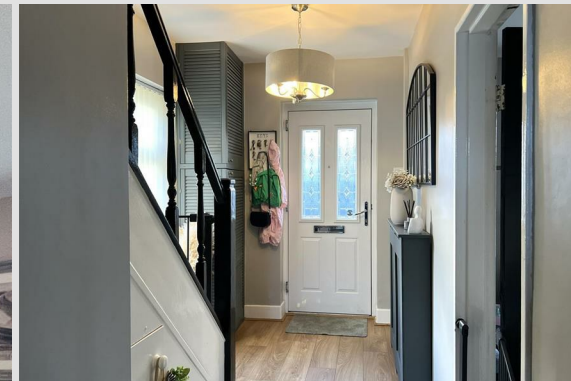
Set on a generous plot, the property offers spacious and well-presented accommodation throughout. The ground floor comprises a welcoming entrance hall, two bright and airy reception rooms, a separate dining room, and a modern fitted kitchen with access to the sun room/rear porch - perfect for family living.

Upstairs, there are three well-proportioned bedrooms and a stylish four-piece suite family bathroom.

Externally, the property continues to impress with a fantastic rear garden featuring a raised patio area, a tiered lawn, and an additional patio space at the rear creating an ideal spot for summer relaxation or entertaining. The driveway provides off-road parking for multiple vehicles adding further appeal.

With local schools, convenient amenities and access to outdoor recreation, the area strikes a balance between commuter convenience and community-oriented living, making it particularly suitable for an investment property targeting stable rental demand.

With a strong rental yield, reliable tenant already in place, and well-maintained interiors, this property represents a superb investment opportunity not to be missed!





**Entrance Hallway**  
15'4" x 6'4"

External front entrance door, UPVC double glazed window to the side elevation, wood effect flooring, central heating radiator with radiator cover, power points, ceiling light fitting, small under stair storage cupboard, providing access to further ground floor accommodation and stair access to first floor accommodation.

**Sitting Room**  
13'8" x 10'2"

UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, electric fireplace, power points.

**Lounge**  
12'11" x 13'7"

UPVC double glazed window to the rear elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points.

**Dining Room**  
8'4" x 6'4"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, vinyl herringbone style flooring, power points, open access to under stair storage with space to house a fridge/freezer.

**Kitchen**  
12'4" x 8'3"

Fitted kitchen comprising modern wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, integrated oven and hob with extractor over, space and plumbing for a washer and dryer, power points, UPVC double glazed window to the front and rear elevation, ceiling spotlights, vinyl herringbone style flooring, direct access into the sun room/rear porch.

**Sun Room / Rear Porch**

Windows to all elevations, sliding door leading out into the rear garden.

**Landing**  
6'4" x 6'3" max

Providing access to all first floor accommodation, carpet flooring, ceiling light fitting, UPVC double glazed window to the side elevation.

**Bedroom One**  
13'8" x 11'11"

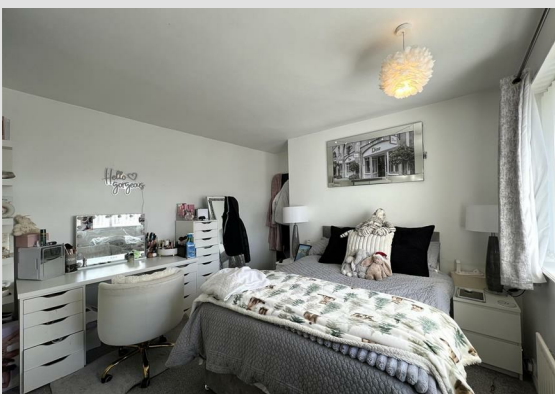
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

**Bedroom Two**  
11'8" x 11'5"

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

**Bedroom Three**  
8'4" x 8'1"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.





**Bathroom**

8'3" x 6'3"

Four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and shower unit above, walk in mixer shower with removable shower head, ceiling light fitting, tiled walls and flooring throughout. UPVC double glazed opaque window to the rear elevation, chrome heated towel rail.

**Externally**

To the front of the property off road parking is available for multiple vehicles with side access leading down to the rear garden. The rear garden comprises a raised patio area with a lower tiered laid to lawn area featuring a small patio area to the rear of the garden giving the option to house outdoor seating or storage shed.

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

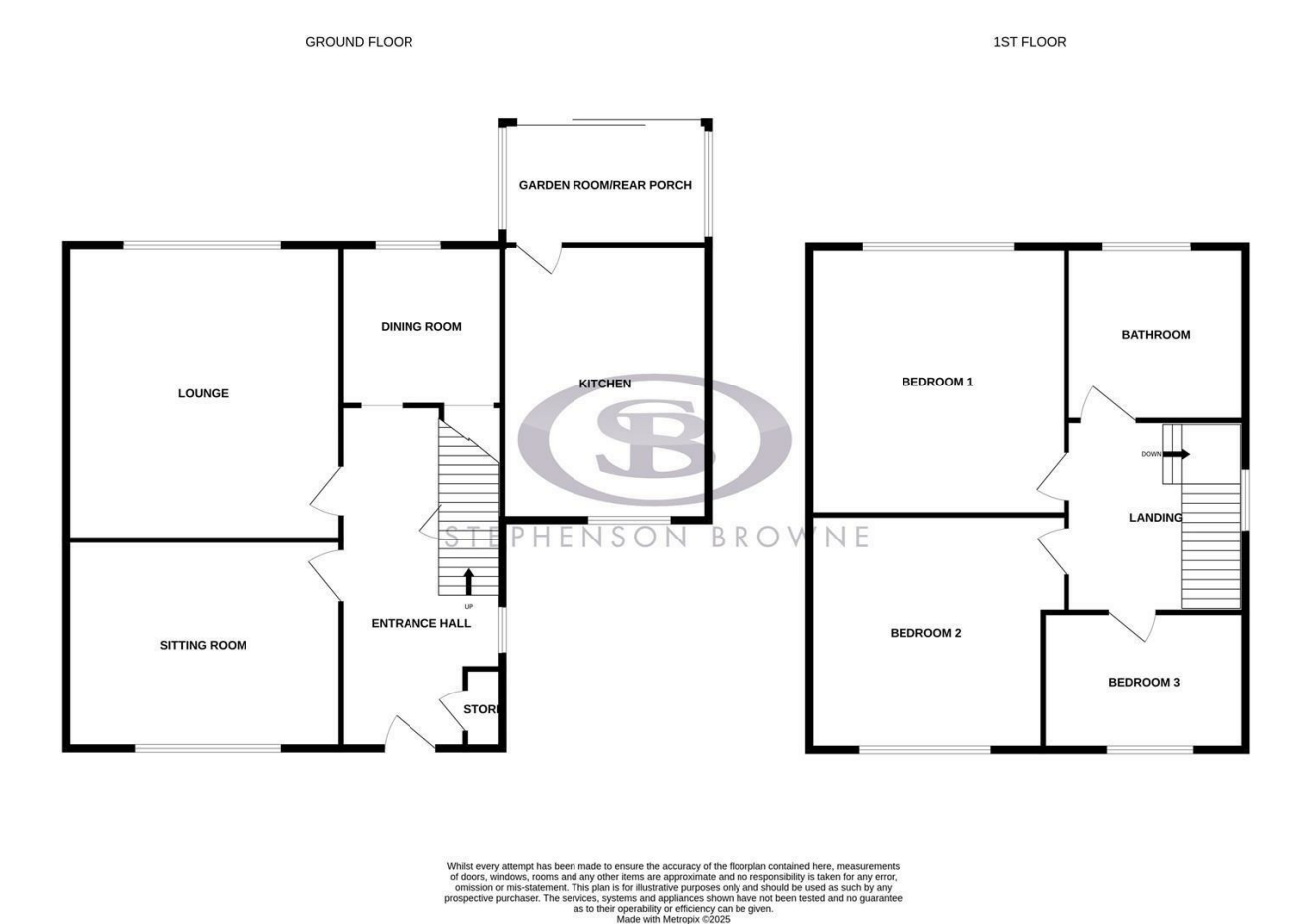
**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

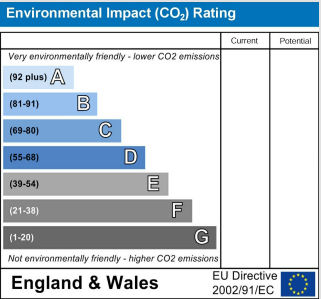
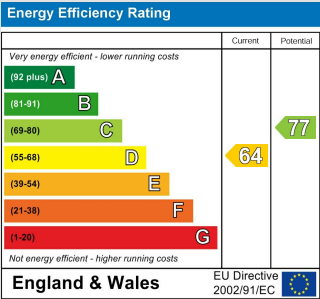
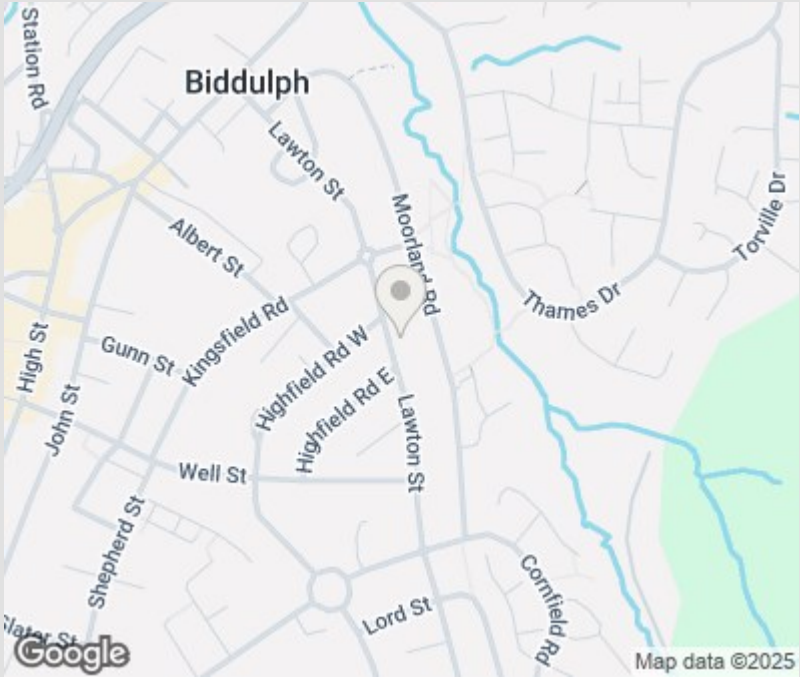




Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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