



*28 Bloom Street, Edgeley, Stockport, Cheshire, SK3 9LA*

*Guide price £240,000*



### ***CALLING ALL LANDLORD INVESTORS!!!***


***We're delighted to be able to offer this Well Presented Two Bedroomed, Mid-Terraced Property For Sale with Tenants in situ. Providing a Fantastic Investment opportunity for new or seasoned Landlord's. Conveniently situated in the heart of Edgeley close to shops, Schools and transport links, with property prices increasing in this area above the market average, this property boasts Two Separate Reception Rooms, a Modern Kitchen, Basement Cellar, Two Double Bedrooms, a Modern Family Bathroom with Shower, Modern Boiler, Double Glazed Windows throughout and a Low-Maintenance and Private Garden. There are also long-standing Tenants paying £1,100 per calendar month, ensuring the new Landlord receives immediate return on investment. Freehold, EPC Grade- D and NO CHAIN.***

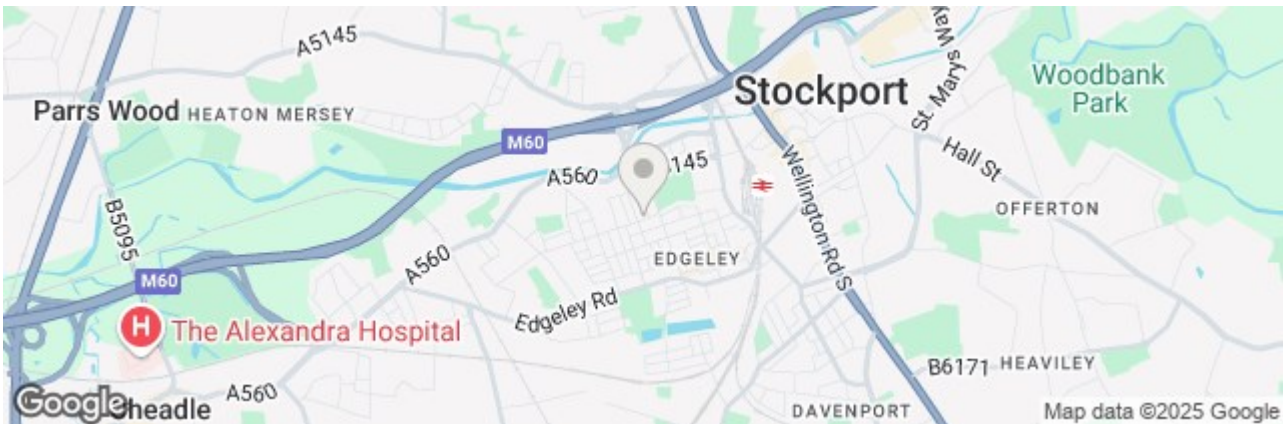
***To Book Viewing Appointment Tel: 0161 511 5339***

- *Fantastic Investment Opportunity*
- *Annual Pre-Tax Yield above 4%*
- *Two Separate Reception Rooms*
- *Two Double Bedrooms*
- *Private Rear Garden*

- *Popular Location for Tenants and Buyers alike*
- *Existing Tenants providing immediate return of investment*
- *Modern Kitchen*
- *Modern Family Bathroom with Shower*
- *Freehold Property - NO GROUND RENT*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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