



14 Ironbridge Drive, Newcastle

£199,950 Freehold



Sold with tenant in situ, offering a great opportunity for an investor to expand their portfolio with an income already being generated. • Gross rental yield per annum of £12,600. Offered for sale with no upward chain! • Semi-detached home in the heart of Knutton, at the end of a quiet cul-de-sac with two allocated off-road parking spaces. • Living room with bay window, kitchen with room for appliances and a breakfast bar, plus a conservatory with garden access. • Three spacious bedrooms including two doubles and a further single. Family bathroom with a bath/shower duo, a sink, and a W/C.



Calling out to all property investors, this property could be the key to unlocking your next investment. With the tenant already in situ, it offers a gross rental yield per annum of £12,600; this is an opportunity to expand your portfolio with an income already coming through the door.

Inside the home is a living room with a bay window and an open staircase leading upstairs. A seamless flow leads into the kitchen, where you will find a practical kitchen with room for appliances and a breakfast bar. The conservatory is flooded with natural light and offers glazed French doors leading to the garden. Off the entry hall there is also a W/C. The upstairs offers three spacious bedrooms, including two doubles and a single, plus a bathroom with a bath/shower duo, a sink, and a W/C.

Outside there is a tiered garden with patio seating space, and to the front there are two allocated off-road parking spaces.

Location

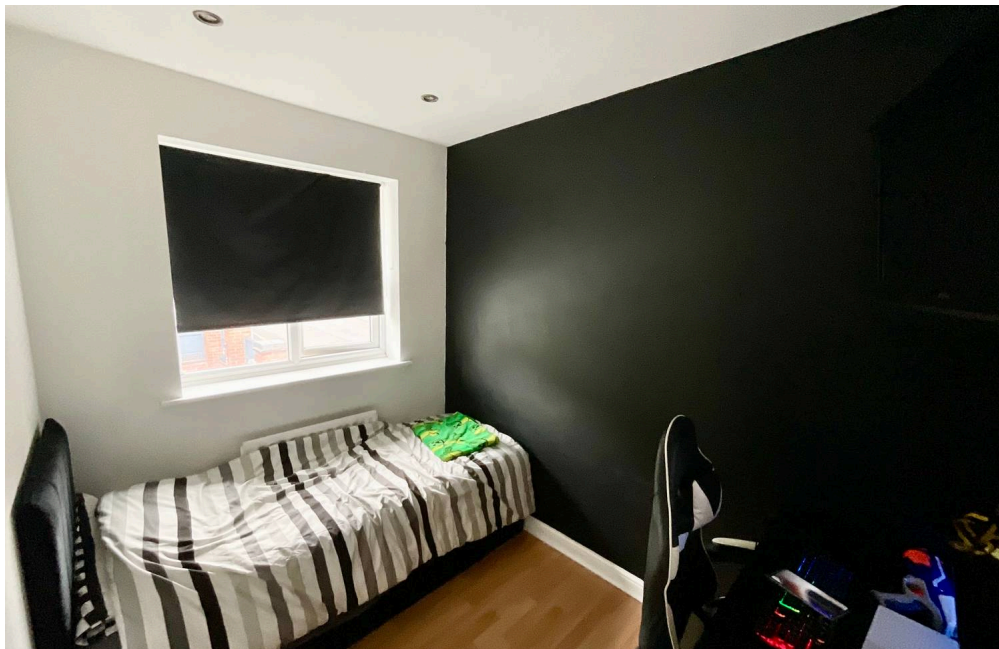
Newcastle-under-Lyme is a vibrant and historic market town, situated adjacent to **Stoke-on-Trent**, the town benefits from excellent transport links via the **A34**, **A500**, and nearby **M6 motorway**, as well as convenient rail connections through Stoke station, making it an attractive base for both commuters and families.

A lively **town centre** is home to a mix of independent shops, cafés, and high-street brands, complemented by regular **markets** and a strong sense of community. The area offers a variety of leisure and cultural amenities, including the popular **New Vic Theatre**, the **Brampton Museum**, and several green spaces such as **Brampton Park** and the nearby **Apedale Country Park**.

The Royal Stoke University Hospital is located in **Newcastle**, and is one of the largest and most advanced teaching hospitals in the region.

Newcastle-under-Lyme is home to several highly regarded state and independent **primary and secondary schools**, as well as **Newcastle-under-Lyme College**. The town also lies close to **Keele University**, an internationally recognised institution known for its high-quality teaching, research excellence, and beautiful campus.

Newcastle-under-Lyme offers an appealing and well-connected environment for residents, students, and visitors alike.

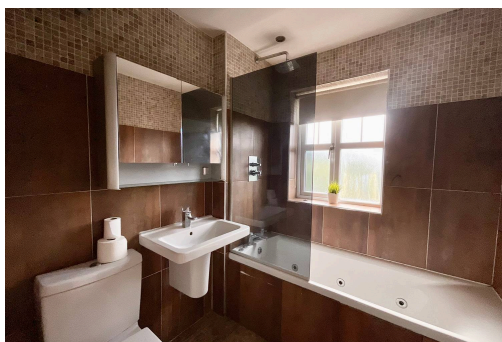


Investor opportunity in Newcastle-under-Lyme. Tenant in situ 3-bed with £12,600 gross rental yield per annum. Features living room, kitchen, conservatory, two parking spaces, garden. Close to schools, transport, and amenities. Council Tax band: C

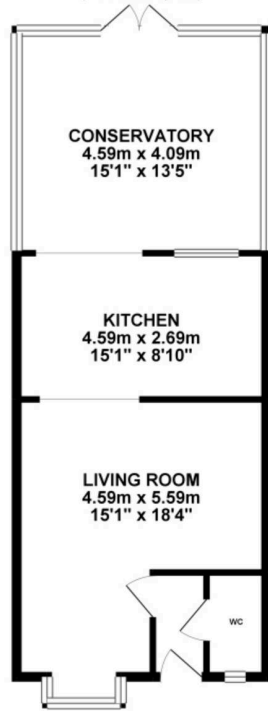
Tenure: Freehold

EPC Energy Efficiency Rating: C

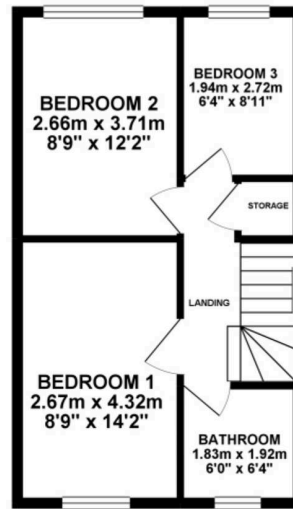
EPC Environmental Impact Rating: D



GROUND FLOOR 55.14 sq. m.
(593.56 sq. ft.)



1ST FLOOR 36.92 sq. m.
(397.40 sq. ft.)



TOTAL FLOOR AREA: 92.06 sq. m. (990.96 sq. ft.) 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 or omission of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not fixed orders and no guarantee is given to their completion or effectiveness on the ground. Plans made with AutoCAD 2012.



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