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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large five bed roomed student property
- Gas central heating and double glazed
- EPC Band D Rating 67, Council, Tax A
- Situated close to Staffordshire University
- Potential rental income, £95 per room, including bills.



156 Ashford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EN

Offers in Excess of
£165,000

Description

A large five bedroom student property, situated in the heart of Shelton close to Staffordshire University. This large terraced property benefits from gas central heating, double glazing, and modern kitchen and bathrooms. Accommodation comprises hallway, bedroom, living room, kitchen diner and bathroom at ground floor level with four bedrooms and a second bathroom to the first floor. At the rear is a paved yard with brick built store and side pedestrian access. Potential rental income £95 per room including utility bills.

Ground Floor

Hallway

With carpeted floor, radiator, alarm box, PVCu door to front. Stairs off.

Bedroom 1 *10' 11" x 11' 11" (3.32m x 3.63m)*

With carpeted floor, radiator, power points

Living Room *11' 1" x 12' 11" (3.38m x 3.94m)*

With laminate floor, radiator, power, points, aerial point.

Kitchen/Diner *21' 5" x 8' 3" (6.53m x 2.51m)*

Modern fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker, hob and extractor hood, power points, washer point, Built-in cupboard, door to rear.

Bathroom *7' 8" x 5' 10" (2.34m x 1.79m)*

Fitted bathroom suite in white with WC, pedestal basin, panel bath. Part tiled walls and tiled floor. Includes radiator and extractor fan.

First Floor

Landing

With carpeted floor , stairs off

Bedroom 2 *12' 6" x 7' 5" (3.80m x 2.27m)*

With carpeted floor, radiator, PowerPoint, built-in cupboard

Bedroom 3 *13' 1" x 7' 5" (3.99m x 2.25m)*

With carpet floor, radiator, power points

Bedroom 4 *10' 0" x 9' 9" (3.05m x 2.97m)*

With carpeted floor, radiator, Power Point , built-in cupboard

Bathroom *5' 10" x 7' 0" (1.77m x 2.13m)*

Fitted bathroom suite in white with WC, pedestal basin, including shower cubicle with electric shower. Part tiled walls and tiled floor. Includes radiator and extractor fan.

Bedroom 5 *11' 11" x 8' 4" (3.62m x 2.53m)*

With carpeted floor, radiator, power points , built-in cupboard.

Outside

Enclosed yard with pedestrian access and brick built store.

Furniture

Included in the sale, subject to level of offer.

Permissions & User

Prospect purchasers should satisfy themselves that the property meets the appropriate regulation to be used as a HMO.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers nationwide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

156, Ashford Street STOKE-ON-TRENT ST4 2EN	Energy rating D	Valid until: 25 February 2024
		Certificate number: 8844-6722-5100-3746-1922

Property type

Mid-terrace house

Total floor area

92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)