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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- A large four bedroomed end of terrace
- Gas central heating and double glazed
- EPC Band D, Rating 65 Council Tax A
- Situated close to Staffordshire University
- Potential rental income, £90 per room including bills.



49 Crowther Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2ER

Offers in Excess of
£145,000

Description

A large four bedroom HMO, situated close to Staffordshire university. This four bedroom property benefits from gas central heating and double glazing, but requires some selective updating. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with three bedrooms to the first floor, one of which is en-suite. At the rear is enclosed paved yard with lock up store.

Ground Floor

Hallway

With carpeted floor, radiator, Power Point, door to front.

Bedroom 1 *8' 2" x 11' 5" (2.50m x 3.47m)*

With carpeted floor, radiator and power points.

Living Room *13' 0" x 12' 0" (3.96m x 3.67m)*

With laminate floor, radiator, power points.

Kitchen *17' 6" x 7' 1" (5.34m x 2.16m)*

Modern fitted kitchen with grey wall and base units, granite effect surfaces over. Part tiled walls and tiled floor. Includes radiator, power points, washer point. Door to rear.

Bathroom *8' 10" x 5' 11" (2.70m x 1.81m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower and screen over. Fully tiled walls and tiled floor. Includes radiator and extractor fan.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 2 *12' 2" x 11' 1" (3.72m x 3.38m)*

With carpeted floor, radiator, power points

Bedroom 3 *9' 3" x 12' 4" (2.83m x 3.75m)*

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

Bedroom 4 *12' 1" x 6' 6" (3.69m x 1.97m)*

With carpeted floor, radiator, PowerPoint. En-suite bathroom off

En-suite *5' 8" x 6' 7" (1.72m x 2.01m)*

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Fully tiled walls and vinyl floor. Includes a radiator.

Outside

Enclosed and paved yard with brick built, lock up store.

Furniture

Included in the sale, subject to level of offer

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 countrywide. 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)

49, Crowther Street STOKE-ON-TRENT ST4 2ER	Energy rating D	Valid until: 25 February 2024
		Certificate number: 2668-9067-6282-5974-6930

Property type

end-terrace house

Total floor area

87 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.](#)