

# KEATES

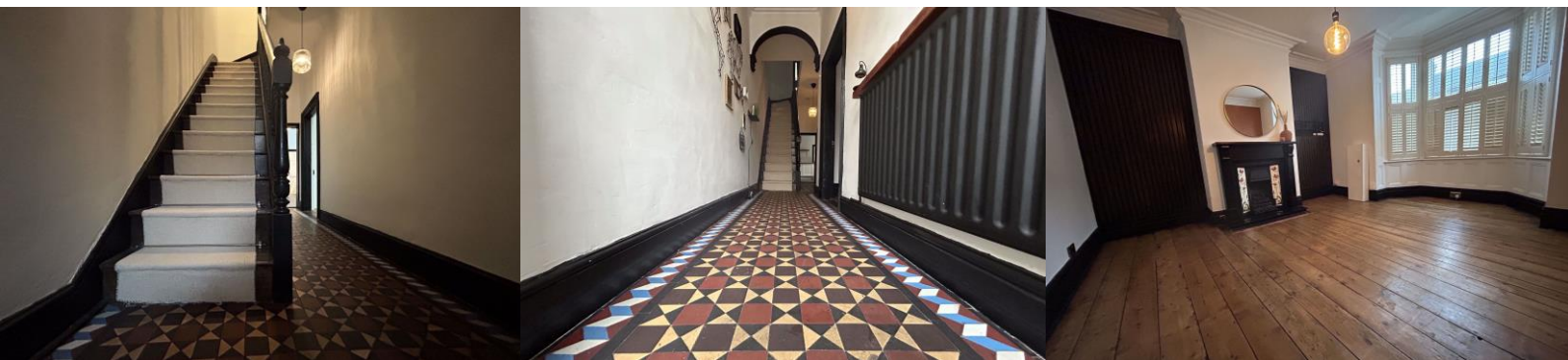
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Large Character Terraced House
- Original Features and Large Rooms
- EPC Band D Rating 60, Council Tax A
- Feature First Floor Bathroom
- Central Heated, Double Glazed
- Ask an adviser to book your viewing



**6 Bath Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 7QR

**£149,950**

## Description

You don't see houses like this very often. Keates are proud to be advertising this large sympathetically modernised terraced property. This character terrace is situated close to Stoke town Centre and benefits from character features, central heating, double glazing, modern kitchen and bathroom. This large terraced property comprises entrance hall, living room, dining room, kitchen, utility and WC at ground floor level with two double bedrooms and a large bathroom to the first floor. To the frontage is a walled low maintenance forecourt. At the rear is an enclosed paved yard with pedestrian access and brick built store.

## Ground Floor

### Entrance Hallway

With Minton tiled floor, radiator, stairs off, under store with access to cellar.

### Living Room 13' 2" x 15' 0" (4.01m x 4.58m)

*Maximum to Bay*

With wooden floor, radiator, Power Point, feature wall and feature fireplace. Fitted blinds.

### Dining Room 12' 1" x 13' 7" (3.68m x 4.14m)

With wood effect floor, radiator, Power Point feature hearth. Fitted blinds.

### Kitchen 13' 0" x 9' 9" (3.95m x 2.97m)

Modern fitted kitchen with white wall and base units wooden surfaces and Belfast sink over. Part tiled walls and fully tiled floor. Includes radiator, Power Point, cooker point and door to rear.

### Utility room 6' 9" x 9' 10" (2.05m x 2.99m)

Fitted wall and base units in black with wood effect surfaces over. Tiled floor. Includes washer point and power points.

### WC 4' 9" x 5' 9" (1.44m x 1.74m)

With WC and basin in white, part tiled wall and tiled floor. Includes built-in storage cupboards .

## First Floor

### Landing

With carpeted floor, fitted balustrade, built-in cupboard.

### Front Bedroom 13' 1" x 17' 2" (3.99m x 5.23m)

With wooden floor, radiator, Power Point, feature hearth, windows to front with fitted blinds.

### Rear Bedroom 12' 3" x 13' 7" (3.73m x 4.14m)

With laminate floor, radiator, Power Point, fitted blinds.

### Family Bathroom 12' 8" x 9' 9" (3.87m x 2.97m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower and rolled top bath. With part tiled and part wooden clad walls, tile effect vinyl floor. Includes feature towel radiator.

### Outside

To the frontage is a walled forecourt. At the rear is an enclosed paved yard with brick built store and pedestrian access.

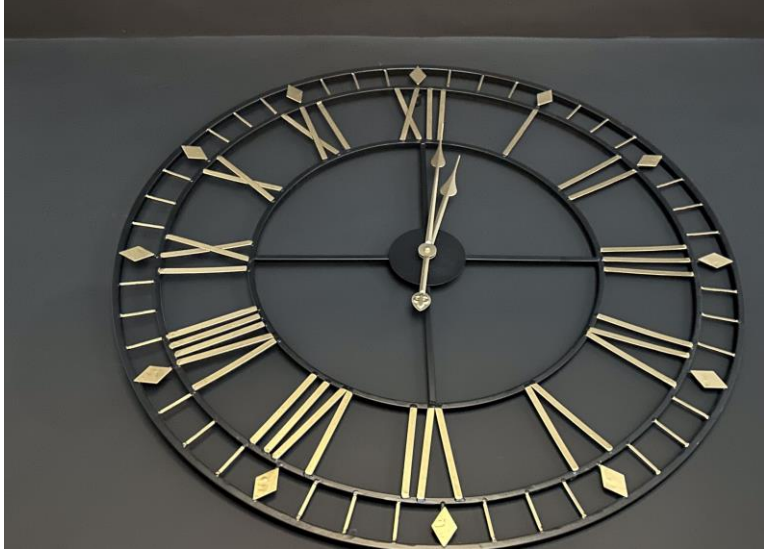
### Viewings

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**

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.

# Energy performance certificate (EPC)

6 Bath Street STOKE-ON-TRENT ST4 7QR	Energy rating <b>D</b>	Valid until: <b>16 November 2032</b>
		Certificate number: <b>2077-6112-1641-0041-1997</b>

Property type: Mid-terrace house

Total floor area: 117 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 energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance