

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bedroom Terrace**
- **Gas Central Heating, Double Glazing**
- **EPC band, D, Rating 68**
- **Close to the University Hospital North Staffordshire**
- **Council Tax band A**
- **Ask an advisor to book your viewing**



68 Neville Street, Stoke On Trent
Stoke On Trent, ST4 5BW

£125,000

Description

A modernised two bedroom terrace house in Oakhill is close to the University Hospital. North Staffordshire. The property comprises two reception rooms, kitchen and bathroom to the ground floor with two bedrooms to the first floor. The property benefits from gas central heating, double glazing, a modern kitchen & bathroom. At the rear is paved yard and to the frontage is a walled forecourt.

Ground Floor

Dining room *11' 3" x 12' 3" (3.42m x 3.73m)*

With carpenter floor, radiator, power, points, and door to front.

Living Room *11' 7" x 12' 3" (3.53m x 3.73m)*

With power points, radiator and carpeted flooring. feature hearth, with built-in fire, wall, lights and stairs off. Built-in cupboard.

First Floor

Kitchen *7' 1" x 12' 6" (2.15m x 3.80m)*

Modern fitted kitchen with pale wood wall and base units, granite effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker, hob and extractor hood, power points, washer point, radiator and door to rear..

Bathroom *6' 9" x 5' 11" (2.05m x 1.81m)*

Modern white suite comprising low level W.C., pedestal washbasin, panelled bath with mixer, shower and screen over, part tiled walls and tiled flooring. Includes radiator and extractor fan.

Bedroom 1 *12' 3" x 11' 7" (3.73m x 3.53m)*

With power points, radiator and carpeted flooring.

Bedroom 2 *12' 5" x 11' 7" (3.78m x 3.53m)*

With power points, radiator and carpeted flooring. Built-in cupboard.

OUTSIDE

With a forecourt to the front and an enclosed yard to the rear.

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.

sales • lets • surveys • auctions



www.keates.uk.com



KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

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)

68 Neville Street STOKE-ON-TRENT ST4 5BW	Energy rating D	Valid until: 5 May 2032
		Certificate number: 0457-3016-5205-2092-0204

Property type

Mid-terrace house

Total floor area

72 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 efficiency rating for this property

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

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