

# KEATES

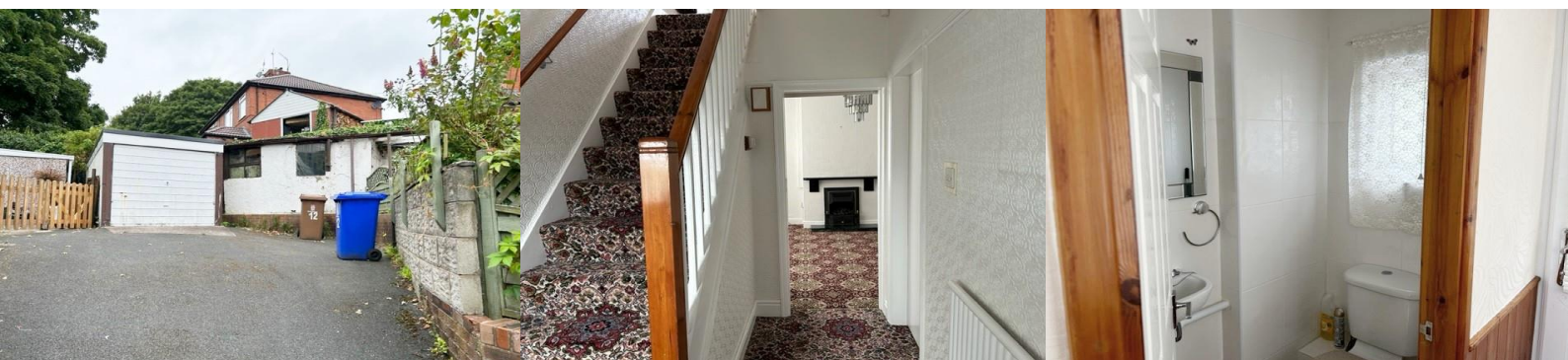
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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- Large 3 bed semi in Hartshill
- Ground Floor Cloakroom & Upstairs Bathroom
- Tax Band B
- 2 Receptions, Large L-shaped Kitchen
- Gardens, Drive & Garage
- EPC Rating 61, Band D



**12 Northcote Avenue, Stoke-On-Trent**  
Stoke-On-Trent, ST4 7NB

**Monthly Rental Of**  
**£850**

## Description

A large 3 bedroom semi-detached in Hartshill, with gardens, and off-road parking. The property is gas central heated and double glazed, with an entrance hallway, living room, dining room, a large L-shaped kitchen and cloakroom at ground floor level, plus three bedrooms and a family bathroom to the first floor. Outside is a driveway leading to a single detached garage, with gardens to the front and rear.

## Ground Floor

**Entrance Hallway** 6' 4" (max) x 11' 6" (1.93m (max) x 3.50m)

With upvc double glazed entrance door and window to the front elevation, power and telephone points, alarm panel, boiler, thermostat, radiator and carpeted flooring.

**Living Room** 12' 3" (into bay) x 11' 3" (max) (3.73m (into bay) x 3.43m (max))

With pvcu double glazed bay window to front elevation, feature hearth, aerial power and telephone points, radiator and carpeted flooring.

**Dining Room** 13' 6" (into bay) x 11' 5" (4.11m (into bay) x 3.48m)

With pvcu double glazed bay window to front elevation, feature hearth, aerial power and telephone points, radiator, carpeted flooring and storage cupboard off.

**Kitchen** 6' 0" (max) x 18' 6" (1.83m x 5.63m) & 5' 9" x 19' 4" (1.75m x 5.89m)

Large L-shaped kitchen with fitted wall and base units and marble-effect worktops. Appliances include Electric oven with extractor hood, fridge freezer, washing machine, spin dryer and microwave. There is a pvcu double glazed window to the side elevation, power points, part-tiled walls and tiled flooring.

**Cloakroom** 3' 4" x 4' 10" (1.02m x 1.47m)

With pvcu double glazed window to side elevation, WC, wall-mounted washbasin, and tiled flooring.

## First Floor

**Landing** 6' 3" x 8' 4" (1.90m x 2.54m)

With pvcu double glazed window to side elevation, loft hatch, heating controls and carpeted flooring.

**Master Bedroom** 12' 10" (into bay) x 10' 0" (3.91m (into bay) x 3.05m)

With pvcu double glazed window to front elevation, integrated wardrobes, shelving, radiator, power points and carpeted flooring.

**Bedroom 2** 11' 6" x 11' 7" (3.50m x 3.53m)

With pvcu double glazed window to rear elevation, integrated wardrobes, radiator, power points and carpeted flooring.

**Bedroom 3 / Box Bedroom** 6' 5" x 6' 4" (1.95m x 1.93m)

With pvcu double glazed window to front elevation, shelving, radiator, power points and carpeted flooring.

**Family Bathroom** 7' 0" x 6' 3" (max) (2.13m x 1.90m (max))

With pvcu double glazed window to rear elevation, low-level W.C, vanity unit with inset washbasin, shower cubicle with electric shower, towel rail, toilet roll holder, mirrored bathroom cabinet, tiled walls and vinyl flooring.

## Outside

There is a small split-level garden to the front of the property, with a tarmac driveway to the side leading to a single detached garage. To the rear of the property is a paved garden with shrub borders.

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)

12 Northcote Avenue STOKE-ON-TRENT ST4 7NB	Energy rating	Valid until: 8 September 2034
	<b>D</b>	Certificate number: 6834-1721-6400-0184-1202

**Property type** Semi-detached house

**Total floor area** 97 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 C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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