

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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- **Two Bedroom Terraced House**
- **Two Reception Rooms**
- **EPC Band D, Rating 63, Council Tax A**
- **Gas Central Heating, Double Glazing,**
- **Rental Income £425 pcm with room to improve**
- **Please Ask One of Our Advisors For**



**35 Brierley Street, Smallthorne**  
Stoke-On-Trent, ST6 1LB

**£89,950**

## Description

FOR SALE WITH TENANTS: A two bedroom terraced house in the residential suburb of Smallthorne. The property is gas central heated and double glazed, with living accommodation comprising two reception rooms, kitchen and bathroom at ground floor level, with two bedrooms to the first floor. Currently let for £425.00 pcm with scope to improve.

### Front Reception Room 11' 7" x 10' 4" (3.52m x 3.14m) max.

With pvcu double glazed window, feature hearth, radiator, power points, aerial point, telephone point, and wood laminate flooring.

### Rear Reception Room 14' 7" x 11' 7" (4.44m x 3.53m) max.

With pvcu double glazed window, feature hearth and electric fire, radiator, power points, aerial point, telephone point, and wood laminate flooring.

### Kitchen 9' 7" x 5' 8" (2.92m x 1.73m) max.

With pale wood effect units, granite effect worktops, sink and drainer unit. Also with pvcu double glazed window, recessed spotlights, power points, cooker point, part-tiled walls, and vinyl flooring.

### Rear Hall 6' 7" x 2' 11" (2m x 0.9m) max.

With combi boiler, washer point, vinyl flooring, and rear entrance door.

### Bathroom 8' 5" x 6' 1" (2.57m x 1.85m) max.

White bathroom suite comprising WC, pedestal washbasin, and shower cubicle with electric shower. With pvcu double glazed window to side aspect, recessed spotlights, extractor fan, towel radiator, part tiled walls, and carpeted flooring.

## First Floor

### Front Bedroom 11' 6" x 10' 4" (3.51m x 3.15m) max.

With pvcu double glazed window, dual ceiling fan/ light fitting, radiator, power points, aerial point, and carpeted flooring.

### Rear Bedroom 11' 7" x 11' 0" (3.52m x 3.35m) max.

With pvcu double glazed window, walk-in wardrobe, dual ceiling fan/ light fitting, radiator, power points, telephone point, and carpeted flooring.

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)

35 BRIERLEY STREET SMALLTHORNE STOKE-ON-TRENT ST6 1LB	Energy rating	Valid until:	2 March 2031
	<b>D</b>	Certificate number:	5539-2129-1000-0928-4206

**Property type** Mid-terrace house

**Total floor area** 60 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	63 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