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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Modernised two bedroom terrace
- Gas central heating and double glazing
- Modern kitchen and bathroom
- Council Tax band A
- EPC Band D Rating 58
- Ask an advisor to book your viewing



59 Keary Street, Stoke-On-Trent
Stoke-On-Trent, ST4 4AS

£120,000

Description

A modernised two bedroom terraced property situated on Keary Street close to Stoke town centre. The property benefits from modern kitchen and bathroom, double glazing and gas central heating. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is enclosed paved yard with pedestrian access with a forecourt to the frontage. Suitable for occupation or rental with a potential income of £695 per calendar month.

Ground Floor

Dining Room *11' 9" x 11' 7" (3.58m x 3.54m)*

With carpeted floor, radiator, Power Point, feature hearth.

Living Room *11' 9" x 12' 4" (3.58m x 3.76m)*

With carpeted floor, radiator, Power Point, aerial point, feature hearth within set fire, built-in cupboard and stairs off.

Kitchen *12' 0" x 6' 3" (3.65m x 1.91m)*

Modern fitted kitchen with oak effect wall and base units granite effect services over. Splashback to walls and tiled floor. Includes integrated cooker hob extractor hood and microwave, Power Point, Washer point.

Rear hall

With tiled floor, boiler and door to rear

Bathroom *7' 5" x 5' 5" (2.27m x 1.65m)*

Modern fitting bathroom suite and white with WC, basin, include shower cubicle with combination shower. Fully tiled walls and tile floor. Includes radiator, extractor fan.

First Floor

Bedroom 1 *12' 3" x 11' 11" (3.74m x 3.62m)*

With carpeted floor, radiator, Power Point.

Bedroom 2 *13' 7" x 11' 10" (4.14m x 3.60m)*

With carpeted floor, radiator, Power Point.

Outside

To the frontage is a walled forecourt and at the rear is enclosed paved yard with pedestrian access and shed.

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)

59 Keary Street STOKE-ON-TRENT ST4 4AS	Energy rating	Valid until: 2 April 2034
	D	Certificate number: 2891-3036-3207-0194-3200

Property type	Mid-terrace house
Total floor area	71 square metres

Rules on letting this property

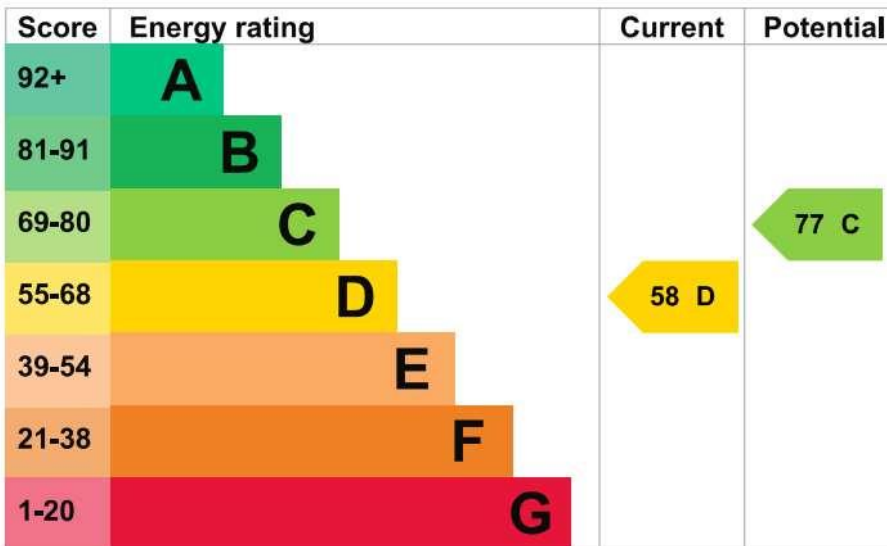
Properties can be let if they have an energy rating from A to E.

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.](#)



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