

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bedroom Student House**
- **£14,685 per annum inc bills**
- **EPC Band D, Rating 63 Council Tax A**
- **Let till Summer 2025**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser for further details**



33 Crowther Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2ER

£120,000

Description

Pre-let student investment. Currently let for £14,685 per annum till summer 2025. Located in the heart of Shelton the property benefits from gas central heating and double glazing. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with two bedrooms and a washroom to the first floor. At the rear is an enclosed paved yard

Ground Floor

Hallway

with carpeted floor, door to front

Bedroom 8' 3" x 11' 1" (2.51m x 3.37m)

With carpeted floor, radiator, Power Point. Inset Spotlights.

Living Room 12' 4" x 11' 5" (3.75m x 3.49m)

With carpeted floor, radiator, Power Point. Built-in cupboard and stairs off

Kitchen 10' 10" x 6' 7" (3.31m x 2.00m)

Modern fitted kitchen with grey wall and base units marble effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood.

Rear Hall

With tiled floor, Power Point and door to rear.

Bathroom 7' 8" x 6' 2" (2.33m x 1.88m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit and paneled bath with electric shower over. Plasticised walls and tiled floor. Includes extractor fan radiator and spotlights.

First Floor

Front Bedroom 11' 7" x 11' 1" (3.54m x 3.39m)

With carpeted floor, radiator, Power Point.

Rear Bedroom 8' 5" x 12' 3" (2.57m x 3.74m)

With carpeted floor, radiator, Power Point and built-in cupboard.

Washroom 9' 6" x 4' 2" (2.89m x 1.27m) Max

Fitted washroom suite in white with WC and basin set in vanity unit. Tile effect vinyl floor. Includes extractor fan.

Outside

Enclosed paved rear yard with pedestrian access.

Furniture

Available with the property subject level of offer.

Rental

We are advised a lease has been granted until summer 2019. The passing rental is £85 per week including bills per student.

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)

33, Crowther Street STOKE-ON-TRENT ST4 2ER	Energy rating	Valid until: 23 November 2026
	D	Certificate number: 8826-7629-2699-5234-1922

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 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+	A		
81-91	B		
69-80	C		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