

# KEATES

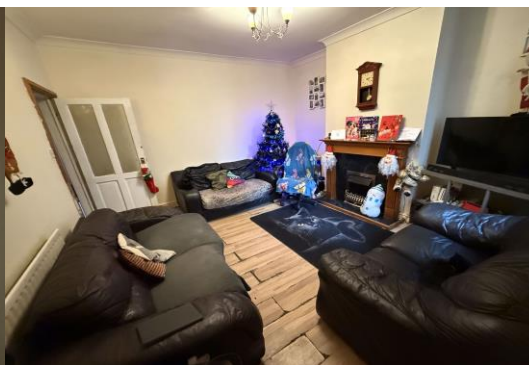
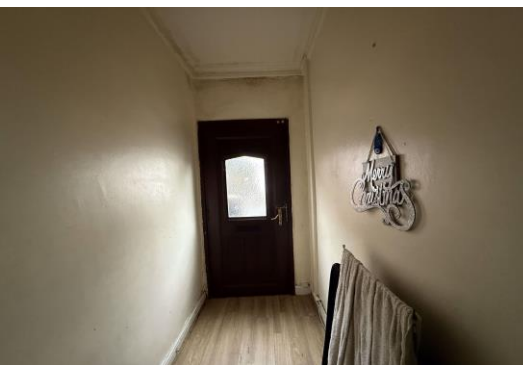
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Large four bedroom Terraced Property
- Gas Central Heated, Double Glazed
- EPC Awaited, Council Tax A
- In need of modernisation
- Currently rented for £600 pcm
- Ask an adviser to book your viewing



**11 Sheppard Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 5AE

**£99,950**

## Description

A large four bedroom terrace property in need of internal modernisation. The property is currently rented for the passing rental of £600pcm. The property benefits from gas central heating and double glazing. Accommodation comprises hallway, dining room, living room, kitchen and bathroom at ground floor level with four bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access.

## Ground Floor

### Entrance Hall

With laminate floor, radiator, stairs off

### Dining Room 11' 11" x 14' 3" (3.63m x 4.35m)

*Maximum measurement to bay window*

With laminate floor, radiator, Power Point, feature hearth. Currently used as a bedroom.

### Living Room 13' 2" x 12' 9" (4.02m x 3.89m)

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

### Kitchen 9' 9" x 8' 10" (2.97m x 2.70m)

Fitted kitchen with wood wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, Power Point, washer point, door to rear.

### Bathroom 6' 11" x 8' 4" (2.11m x 2.54m)

Fitted bathroom suite and white with WC, basin set in vanity unit, panel bath with mixer shower and screen over. Part tiled walls and tiled floor.

## First floor

### Landing

With floor, built-in cupboard, radiator.

### Bedroom 1 4' 11" x 11' 9" (1.49m x 3.57m) Childs Bedroom

With laminate floor, radiator, Power Point.

### Bedroom 2 9' 5" x 12' 1" (2.88m x 3.68m)

With laminate floor, radiator, Power Point.

### Bedroom 3 8' 11" x 13' 3" (2.73m x 4.04m)

With laminate floor, radiator, power point.

### Bedroom 4 10' 10" x 8' 11" (3.30m x 2.72m)

With laminate floor, radiator, Power Point.

## Outside

To the frontage is a walled forecourt. At the rear is an enclosed paved yard.

## 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

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### 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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