

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two bedroom terrace property.
- In need of selective updating
- Epc awaited, Council Tax band A
- Situated close to Hanley town Centre
- Gas central heated and double glazed
- Potential rental subject to refurbishment  
£650 PCM



**407 Victoria Road, Stoke-On-Trent**  
Stoke-On-Trent, ST1 3JF

**£89,950**

## Description

A two bedroom terrace property situated close to Hanley town Centre. The property benefits from gas central heating and double glazing but requires selective internal updating. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a forecourt and at the rear is an enclosed paved yard with pedestrian access. Subject to refurbishment potential rental value £650 per calendar month.

## Ground Floor

**Living Room** 11' 7" x 14' 8" (3.52m x 4.46m)  
*maximum to bay window.*

With wood effect floor, radiator, Power Point, door to front.

**Dining Room** 11' 5" x 15' 6" (3.49m x 4.73m)

With quarry tiled floor, radiator, Power Point, feature hearth with inset stove. Stairs off. Patio door rear. Burner stove not tested.

**Kitchen** 12' 11" x 6' 11" (3.94m x 2.12m)

Fitted kitchen with pale blue wall and base units marble effect surfaces over. Part tiled walls and tiled floor. Includes radiator, Power Point, Washer point, cooker point. Door to rear.

**Bathroom** 7' 9" x 5' 11" (2.37m x 1.80m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower over. Part tiled walls and vinyl floor.

## First Floor

**Bedroom 1** 12' 6" x 11' 7" (3.80m x 3.53m)

With carpeted floor, radiator, Power Point.

**Bedroom 2** 12' 10" x 11' 6" (3.90m x 3.51m)

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

## Outside

To the frontage is a walled forecourt. At the rear is enclosed paved yard with pedestrian access.

## 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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