

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Modernised Three Bedroom Terrace
- Gas Central Heated, Double Glazed
- EPC Band E Rating 50 Council Tax A
- New Kitchen & Bathrooms
- Potential Rental of £100 per room inc bills
- Ask an adviser to book your viewing



6 Vinebank Street, Stoke-On-Trent
Stoke-On-Trent, ST4 5AD

**Offers in Excess of
£150,000**

Description

A large terrace house situated on the outskirts of Stoke town centre close to Oak Hill. This fully modernised property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance hall, through living room, kitchen ,WC and utility at ground floor level with three bedrooms and a family bathroom to the first floor. At the rear is a large enclosed yard with pedestrian access. May suit conversion to HMO.

Ground Floor

Hallway

With vinyl floor, radiator, stairs, off.

Dining Room 11' 0" x 11' 7" (3.36m x 3.52m)

With carpeted floor, radiator, Power Points. Open plan onto living room.

Living Room 14' 3" x 11' 5" (4.35m x 3.49m)

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

Kitchen/Diner 11' 9" x 9' 6" (3.58m x 2.89m)

Modern fitted kitchen with grey wall and base units, marble effect surfaces over. Part tiled walls and wood effect floor. Includes integrated hob and cooker, Power Point, Washing machine

Rear Hall

With wood effect floor, door to rear and utility style storeroom off.

WC 3' 8" x 4' 10" (1.12m x 1.47m)

Modern fitted suite in white with basin set in vanity unit and WC. Part tiled walls and wood effect floor. Includes extractor fan.

First Floor

Landing

With carpeted floor, stairs, off, built-in cupboard, Power point.

Bedroom 1 11' 11" x 13' 2" (3.63m x 4.02m)

With carpeted floor, radiator, PowerPoint.

Bedroom 2 9' 5" x 12' 4" (2.86m x 3.76m)

With carpeted floor, radiator, Power Point.

Bathroom 6' 8" x 7' 6" (2.02m x 2.29m)

Modern fitted bathroom suite in white with wc, basin set in vanity unit, panelled bath with rainfall style shower and screen over. Tiled walls and tiled floor. Built in airing cupboard.

Bedroom 3 12' 3" x 9' 7" (3.73m x 2.93m)

With carpeted floor, radiator, Power Point.

Outside

An 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

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)

6 Vinebank Street STOKE-ON-TRENT ST4 5AD	Energy rating E	Valid until: 13 March 2034
		Certificate number: 0320-2463-1370-2704-4585

Property type	Mid-terrace house
Total floor area	97 square metres

Rules on letting this property

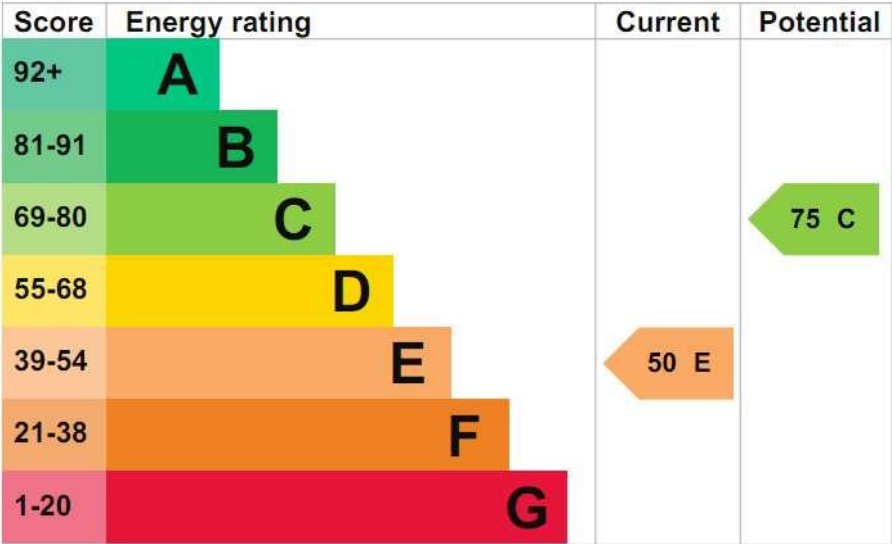
Properties can be let if they have an energy rating from A to E.

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 E. 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