

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Modernised two bedroom terrace
- EPC Band D Rating 66, Nearly a band C
- Council Tax band A
- Central heated, double glazed, Newly fitted bathroom
- Potential rental income £695 per pound a month



**24 Cornwallis Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 1EA

**£95,000**

## Description

A modernised two bedroom terrace property situated close to Stoke town Centre. The property benefits from gas central heating and double glazing with a newly fitted bathroom. Accommodation comprises through 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. Potential rental income £695 per calendar month.

## Ground Floor

### Living Room *25' 0" x 11' 11" (7.61m x 3.64m)*

With carpeted floor, radiators, Power Point, aerial point, telephone point, electric fire, stairs off.

### Kitchen *12' 3" x 5' 6" (3.73m x 1.67m)*

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes a radiator, Power Point and cooker point

### Rear hall

With door to rear, Power Point, Washer point

### Bathroom *7' 2" x 5' 5" (2.19m x 1.65m)*

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with mixer shower and screen over. Marble effect walls and wood effect floor. Includes radiator and extractor fan.

## First Floor

### Bedroom 1 *10' 8" x 11' 11" (3.26m x 3.63m)*

With carpeted floor, radiator, Power Point

### Bedroom 2 *9' 3" x 14' 5" (2.83m x 4.40m)*

With carpeted floor, radiator, Power Point.

## Outside

To the rear is a enclosed yard with pedestrian access.

## Viewings

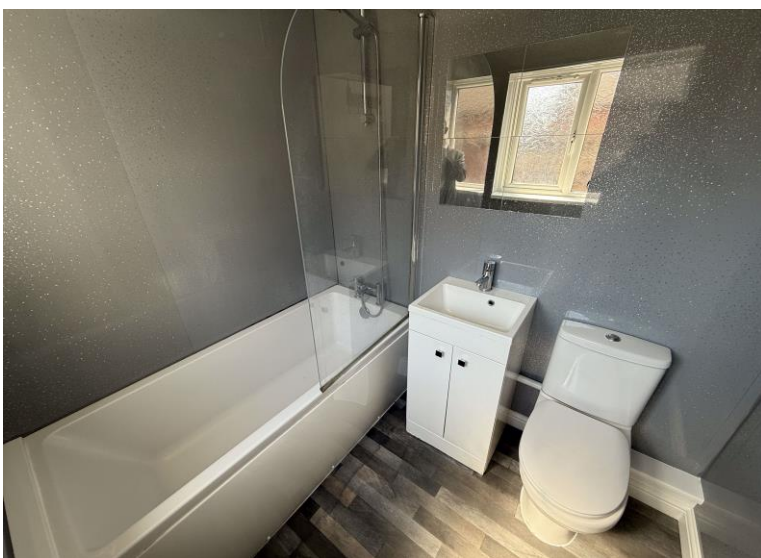
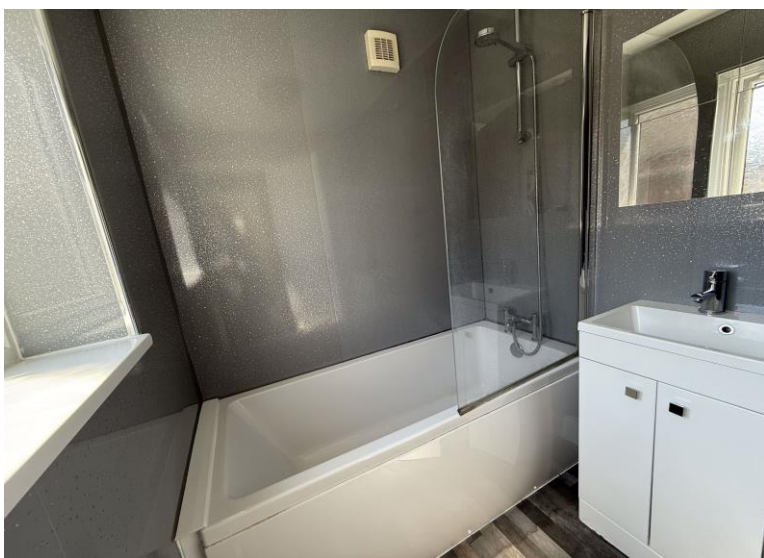
To view this, or any other of our properties, please call **01782 847083**.

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!

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