

KEATES

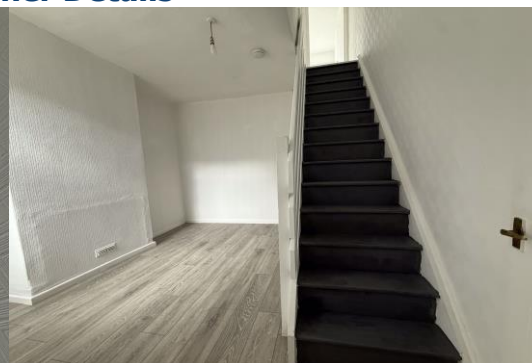
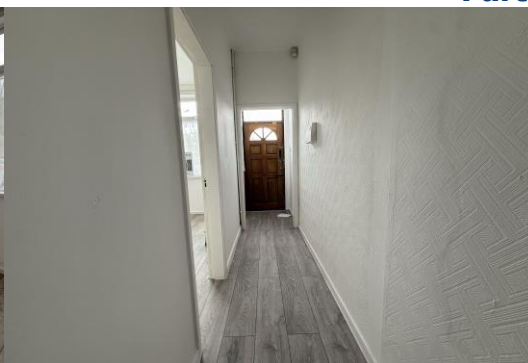
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Terraced Property
- Double Glazed
- EPC Band D, Rating 63, Council Tax A
- Central Heated
- Close to Uni.
- Please Ask One of Our Advisors For Further Details



74 Beresford Street, Shelton
Stoke-On-Trent, ST4 2ES

Monthly Rental Of
£650

Description

A two bedroom terrace with gas central heating and double glazing, and conveniently located for commuting, within walking distance of bus stops and Stoke Railway Station, and close to major road networks, including the A50 and A500. Living accommodation comprises an entrance hall, bedroom, living room, and kitchen at ground floor level, with two bedrooms and a bathroom to the first floor. Externally, there is a walled yard to the rear, with pedestrian access via an entry passageway.

Ground Floor

Hallway

With laminate floor, door to front.

Dining Room 9' 2" x 14' 4" (2.79m x 4.38m)

With laminate floor, radiator, Power Point.

Living Room 11' 8" x 13' 1" (3.56m x 3.98m)

With laminate floor, radiator, Power Point, stairs off.

Kitchen 11' 7" x 6' 9" (3.54m x 2.07m)

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated oven and hob, Power Point, Washer point.

Bathroom 8' 2" x 6' 4" (2.48m x 1.94m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath mixer shower over. Tile walls and tiled floor. Includes radiator.

First Floor

Front Bedroom 11' 11" x 13' 3" (3.63m x 4.03m)

With laminate floor, radiator, Power Point.

Rear Bedroom 10' 10" x 15' 11" (3.30m x 4.86m)

With laminate floor, radiator, Power Point.

Outside

Walled yard to the rear, with pedestrian access via an entry passageway.

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.

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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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Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

74 Beresford Street STOKE-ON-TRENT ST4 2ES	Energy rating D	Valid until:	18 June 2034
		Certificate number:	2708-3039-6205-6054-1200

Property type	Mid-terrace house
Total floor area	78 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 B.

[See how to improve this property’s energy efficiency.](#)