

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Three Bedroomed Terraced House
- Gas Central Heated and Double Glazed
- EPC being renewed Council tax A
- In need of updating
- May suite Student Rental
- Ask an adviser to book your viewing



**15 Friarswood Road, Newcastle**  
Newcastle, ST5 2EE

**£140,000**

## Description

A three bedroom town house situated close to Newcastle town centre that needs internal updating. The property benefits from gas central heating and double glazing throughout. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with three bedrooms to the first floor. To the frontage is a walled forecourt and at the rear is a lawn and paved garden with side pedestrian access. Potential rental income subject to refurbishment £800 per calendar month or Student Rental at £100 per week per room including bills.

## Ground Floor

### Dining Room 12' 6" x 11' 2" (3.82m x 3.41m)

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

### Living Room 11' 2" x 12' 7" (3.41m x 3.84m)

With carpeted floor, radiator, Power Point, feature hearth, access to cellar and stairs off.

### Kitchen 12' 5" x 6' 7" (3.78m x 2.01m)

Fitted kitchen with wood wall and base units marble effect surfaces over. Tiled walls and wood effect floor. Includes radiator, Power Point, cooker point, washer point. Built-in cupboard door to rear.

### Bathroom 8' 4" x 5' 2" (2.53m x 1.57m)

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

## First Floor

### Landing

With carpeted floor, power point, stairs off.

### Bedroom 1 12' 0" x 14' 5" (3.65m x 4.39m)

With carpeted floor, radiator, Power Point, two windows to front.

### Bedroom 2 12' 0" x 11' 3" (3.67m x 3.43m)

With carpeted floor, radiator, Power Point, built in cupboard.

### Bedroom 3 12' 10" x 6' 2" (3.90m x 1.88m)

With carpeted floor, radiator, Power Point.

## Outside

To the frontage is a walled forecourt. At the rear is a lawn and paved garden with side 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, 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 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 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 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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