

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Modernised Terrace
- Gas Central Heated
- EPC Band D, Rating 66. Council Tax A
- Parking & Gardens
- Double Glazed
- Ask an adviser to book your viewing



147 High Street, Silverdale
Newcastle, ST5 6LR

Monthly Rental Of
£675

Description

A character two bedroomed terraced property with off-road parking and gardens situated in Silverdale. This character property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises living room, kitchen diner and bathroom at ground floor level with two bedrooms to the first floor. To the frontage as a low maintenance garden. At the rear is a lawned garden patio seating area and gravel parking area.

Ground Floor

Living Room 11' 2" x 11' 7" (3.40m x 3.52m)

With tiled floor, radiator, feature hearth, Power Point, door to front.

Kitchen/Diner 11' 6" x 12' 0" (3.51m x 3.65m)

Fitted kitchen with cream wall and base units wood effect surfaces over. Fully tiled floor. Includes integrated oven, hob and extractor hood, power points, washer point.

Rear Hall

With tiled floor, built-in cupboard, PVCu door to rear.

Bathroom 5' 5" x 5' 11" (1.65m x 1.80m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower over. Majority tiled walls and towel floor. Includes heated chrome towel radiator and extractor fan.

First Floor

Landing

With carpeted floor and stairs off.

Bedroom 1 11' 7" x 11' 2" (3.52m x 3.40m)

with carpeted floor, radiator, Power Point

Bedroom 2 11' 11" x 9' 6" (3.62m x 2.89m)

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

Outside

To the frontage is a low maintenance gravel front garden. At the rear garden patio seating area and gravel parking area.

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



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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Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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Energy performance certificate (EPC)

147, High Street Silverdale NEWCASTLE ST5 6LR	Energy rating D	Valid until: 26 February 2025 Certificate number: 0539-2833-7428-9525-5841
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Property type
Mid-terrace house

Total floor area
63 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property’s current energy rating is D. It has the potential to be B.

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