

KEATES

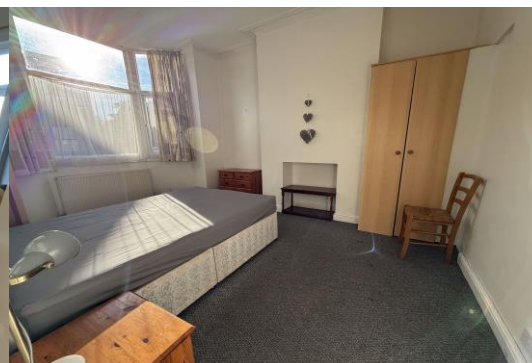
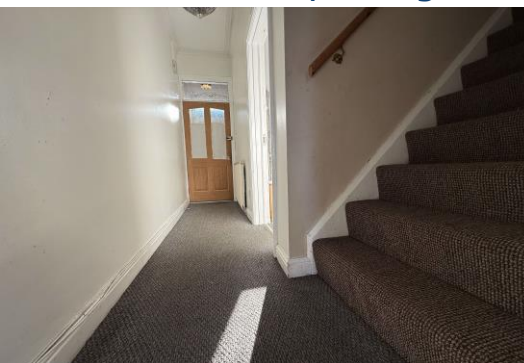
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Three Bedroomed Terraced Property
- Double Glazed and Central Heated
- EPC Band C, Rating 69. Council Tax A
- Two bathrooms & Utility
- Close to Park
- Ask an adviser to book your viewing



163 Smithpool Road, Stoke-On-Trent
Stoke-On-Trent, ST4 4PW

£160,000

Description

A large modernised three bedroom terraced property situated in Fenton. The property is gas central heating and double glazing. The generous accommodation comprises hallway, bedroom/dining room, living room, bathroom, kitchen and utility at ground floor level with three bedrooms and a further bathroom to the first floor. At the rear is an enclosed yard with pedestrian access.

Ground Floor

Entrance Hall

with feature Minton tiled floor, radiator and power points.

Bedroom/ Dining 10' 2" x 14' 7" (3.11m x 4.45m) Max to Bay

With wooden floor, radiator, Power Point, double bed, bedside table, wardrobe, desk and chair.

Living Room 12' 0" x 14' 3" (3.65m x 4.35m)

With wooden floor, radiator, Power Point, aerial point, two sofas, table and four chairs.

Bathroom 5' 9" x 5' 3" (1.75m x 1.61m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Part tiled walls and fully tiled floor.

Kitchen 9' 1" x 11' 0" (2.76m x 3.35m)

Fitted kitchen with pale wood wall and base units granite effect surfaces over, part tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, radiator, Power Point, breakfast bar.

Utility room 9' 0" x 9' 10" (2.75m x 3.00m)

With fitted base units in pale wood granite effect surfaces over, part our walls in town floor, includes power points, washing machine, tumble dryer, PVCu door to rear.

First Floor

Landing

with carpeted floor, stairs off

Bedroom 1 12' 5" x 14' 5" (3.79m x 4.39m)

With carpeted floor, radiator, Power Point, double bed, wardrobe, bedside tables, desk and chair.

Bedroom 2 12' 1" x 11' 7" (3.69m x 3.53m)

With carpeted floor, radiator, Power Point, built-in cupboard, double bed, Bedside table, test desk and chair.

Family Bathroom 8' 6" x 5' 11" (2.59m x 1.80m)

Fitted bathroom suite in white with WC, pedestal basin, corner bath with mixer shower and screen over. Tile effect floor and part tiled walls, includes heated towel radiator.

Bedroom 3 11' 5" x 10' 9" (3.47m x 3.27m)

With carpeted floor, radiator, Power Point, double bed, desk and chair, wardrobe.

Outside

The frontage is a forecourt with gate and brick wall. At the rear is a decked seating area and pedestrian access from the rear alley

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.

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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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Energy Performance Certificate

163, Smithpool Road, STOKE-ON-TRENT, ST4 4PW

Dwelling type: Mid-terrace house
Date of assessment: 29 November 2019
Date of certificate: 29 November 2019

Reference number: 8094-7016-3329-0226-1913
Type of assessment: RdSAP, existing dwelling
Total floor area: 103 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

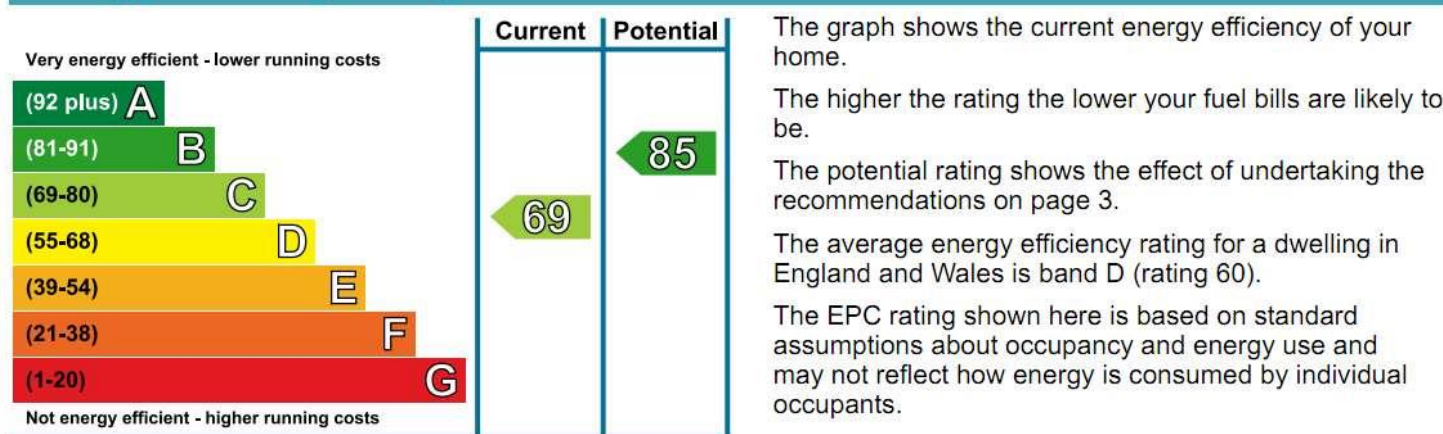
Estimated energy costs of dwelling for 3 years:	£ 2,571
Over 3 years you could save	£ 585

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 2,049 over 3 years	£ 1,554 over 3 years	
Hot Water	£ 264 over 3 years	£ 174 over 3 years	
Totals	£ 2,571	£ 1,986	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 495
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 933

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.