

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Terraced House
- Gas Central Heated, Double Glazed
- EPC being renewed 52 Council Tax A
- Two gardens with views of the countryside
- Attic Room.
- Ask an adviser to book your viewing



2 Mount Pleasant, Cheadle
Stoke-On-Trent, ST10 1PQ

£145,000

Description

A rare opportunity to buy a terraced property with an additional garden. This elevated property benefits from gas central heating and double glazing but is in need of some internal updating. Accommodation comprises living room, kitchen diner and porch at ground floor level with two bedrooms and a bathroom to the first floor. There is an additional attic room built into the loft. To the frontage is a lawned garden and at the rear a yard with brick built stores. To the side of the property is an additional garden with lawn and sun house.

Ground Floor

Living Room *13' 1" x 12' 4" (3.98m x 3.76m)*

With carpeted floor, radiator, Power Point, feature hearth with inset fire.

Kitchen *9' 4" x 12' 11" (2.84m x 3.93m)*

Fitted kitchen with cream wall and basin units wood effect surfaces over. Part tiled walls and tiled floor. Include cooker point, Power Point, Washer point, stairs off.

Porch

With tiled floor, door to door rear.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 *11' 11" x 8' 0" (3.63m x 2.45m)*

With carpeted floor, radiator, Power Point, built-in cupboard, access to attic room.

Bedroom 2 *9' 1" x 9' 9" (2.78m x 2.97m)*

With carpeted floor, radiator, Power Point.

Bathroom *9' 2" x 4' 8" (2.79m x 1.41m)*

Fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with mixer shower over. Part tiled walls and wooden floor. Includes a radiator.

Attic Room *13' 11" x 11' 7" (4.23m x 3.54m)*

With carpeted floor, Power Point, vellux windows, electric heater. Please note this is not a bedroom. It is accessed off another bedroom via a ladder. It would make an excellent office.

Outside

To the frontage is a lawn garden whilst at the rear is an enclosed paved yard with brick built storage units. To the side of the property is additional plot of land with lawns borders and sun house.

Relevant Information

Please note the land being sold with the property will be subject to an overage clause relating to the lands redevelopment.

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.

sales • lets • surveys • auctions



www.keates.uk.com



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

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.

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

! This certificate has expired.

2, Mount Pleasant Cheadle STOKE-ON-TRENT ST10 1PQ	Energy rating E	This certificate expired on:	28 September 2021
		Certificate number:	0098-2801-6215-9529-4655

Property type Mid-Terrace house

Total floor area 53 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 E. It has the potential to be D.

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