



- **Terraced House used as two flats**
- **EPC Band D Rating 56 Council Tax A**
- **For Sale by Modern Auction – T & C's apply**
- **Potential income £14,280 pa**
- **Subject to Reserve Price, Buyers fees apply**
- **Ask an adviser to book your viewing**



91 Campbell Road, Stoke-On-Trent
Stoke-On-Trent, ST4 4DZ

Auction Guide
Price £90,000

Description

For sale by Modern Method of Auction: Starting Bid Price £100,000 plus Reservation Fees. A large terrace property converted into two flats. You probably benefit from double glazing throes and gas central heating on the ground floor with electric heating to the first. Accommodation on the ground floor comprises entrance hall, bedroom, living room, kitchen, bathroom. To the first floor is a separate self-contained flat with a living room kitchen bathroom and bedroom. To the front is a full court at the rear is enclosed paved yard. The ground floor flat is currently leased for a rental of £410 per kilo a month with scope to improve with the first wall flat being vacant. Potential rental income £595 per flat per month. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd".

Ground Floor

Entrance Hall

With PVCU door to front, laminate floor, access to flats off.

Flat 1 Hall

With the laminate floor access to bedroom and living room.

Bedroom 10' 5" x 12' 5" (3.18m x 3.78m)

With laminate floor, radiator, Power Point, feature hearth

Living Room 10' 9" x 13' 1" (3.28m x 3.98m)

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

Kitchen 11' 10" x 8' 0" (3.61m x 2.43m)

Modern fitted kitchen with oak effect wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, Washer point.

Rear Hall

With tiled floor, door to rear.

Bathroom 8' 4" x 7' 5" (2.53m x 2.26m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Tiled walls and tiled floor. Includes radiator and extractor fan.

First Floor

Flat 2

Landing

With laminate floor, built-in cupboard.

Living Room 12' 6" x 13' 11" (3.82m x 4.24m)

With laminate floor, electric heater, Power Point.

Bedroom 12' 9" x 8' 4" (3.89m x 2.53m)

With laminate floor, electric heater, PowerPoint.

Kitchen 8' 0" x 7' 8" (2.45m x 2.34m)

Fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes Washer point, Power Point, integrated cooker hob and extract hood.

Shower Room 3' 11" x 7' 11" (1.20m x 2.42m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Part plasticised walls and tiled floor. Includes electric heater and extractor fan.

Outside

To the frontage is a walled forecourt. At the rear is enclosed paved yard with 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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Energy performance certificate (EPC)

91a Campbell Road STOKE-ON-TRENT ST4 4DZ	Energy rating D	Valid until: 26 November 2028	
	Certificate number:	9162-2815-7494-9628-7111	

Property type Top-floor maisonette

Total floor area 41 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>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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