

# KEATES

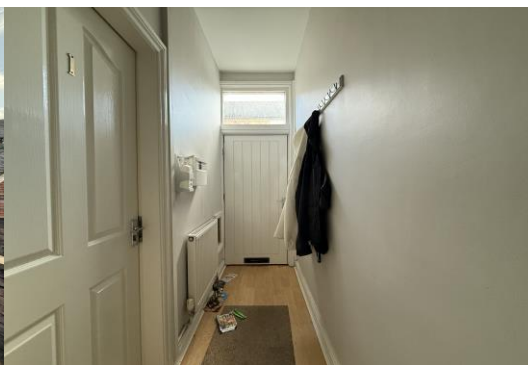
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Three Bed Student Investment Property
- Central Heated & Double Glazed
- EPC Band C Rating 69 Council Tax A
- Close to University of Staffordshire
- Part Let at £200 per week inc bills
- Ask an adviser to book your viewing



**38 Crowther Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 2ER

**£120,000**

## Description

A three bedroom terraced property situated close to the University of Staffordshire. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance hall, bedroom, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Currently leased to two tenants at £100 per week per person inc bills.

## Ground Floor

### Hallway

With laminate floor, radiator, PVCU door front.

### Bedroom 1 *8' 6" x 11' 1" (2.60m x 3.39m)*

With carpeted floor, radiator, Power Point.

### Living Room *12' 2" x 11' 6" (3.72m x 3.50m)*

With laminate floor, radiator, Power Point, aerial point, stairs off, built-in cupboard.

### Kitchen *6' 7" x 11' 1" (2.01m x 3.39m)*

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, power points, Washer point.

### Rear Hall

With tiled floor, tiled walls, Power Point, door to rear.

### Bathroom *6' 1" x 6' 1" (1.86m x 1.85m)*

Modern fitted bathroom suite in white with WC, basin, enclosed shower cubicle with electric shower. Marble effect walls and tiled floor. Includes heated chrome towel radiator and extractor fan.

## First Floor

### Bedroom 2 *11' 6" x 11' 6" (3.50m x 3.50m)*

With carpeted floor, radiator, Power Point

### Bedroom 3 *11' 5" x 12' 8" (3.49m x 3.87m)*

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

## Outside

Enclosed paved yard with pedestrian access and scope to expand subject to planning permission.

## Furniture

Included the sale subject to level of Offer.

## Rental

Currently leased to two tenants with one room void at a weekly rental of £100 including bills.

## 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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Find an energy certificate (/)

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# Energy performance certificate (EPC)

38, Crowther Street STOKE-ON-TRENT ST4 2ER	Energy rating	Valid until:	12 December 2026
	C	Certificate number:	 8526-7122-3589-7257-7996

Property type	Mid-terrace house
Total floor area	72 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 C. It has the potential to be B.

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