



- **Three Bed Terraced House**
- **Let for £105 per week per room inc bills**
- **EPC Band C Rating 71, Council Tax A**
- **Close to the University of Staffordshire**
- **Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



88 Thornton Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2BD

£125,000

Description

A modernised three bedroom terraced property situated close to the University of Staffordshire. The Property Benefits from Band C energy performance, Gas central heating and double glazing throughout. Comprising hallway, bedroom, living room, kitchen and bathroom ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Currently rented until summer 2026 at the passing rental of £105.00 per week per room inc bills. Large bedrooms upstairs and scope to building a loft bedroom subject to planning permission.

Ground Floor

Hallway

With laminate floor, radiator, door front

Bedroom 1 11' 2" x 7' 9" (3.41m x 2.35m)

With carpeted floor, radiator, Power Point.

Living Room 11' 4" x 12' 3" (3.46m x 3.73m)

With laminate floor, radiator, Power Point, built-in storage cupboard.

Kitchen 6' 0" x 11' 3" (1.83m x 3.43m)

Modern fitted kitchen with white wall and base unit wood effect surfaces over. Part tiled walls into tiled floor. Includes Cooker point, Power Point, radiator.

Rear Hall

With tiled floor, washer and power point, door to rear.

Bathroom 8' 5" x 5' 3" (2.56m x 1.60m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath, enclosed shower with electric shower. Fully plastercised walls and ceiling. Tiled floor. Includes radiator, extractor fan.

First Floor

Bedroom 2 11' 8" x 13' 1" (3.56m x 4.00m)

With carpeted floor, radiator, Power Point.

Bedroom 3 12' 6" x 13' 2" (3.82m x 4.01m)

With carpeted floor, radiator, Power Point.

Outside

At the rear is an enclosed paved yard with side pedestrian access.

Furniture

Included in the Sales subject to level of Offer.

Rental

Currently part let to two students at a rental of £105.00 per week, per room inc 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



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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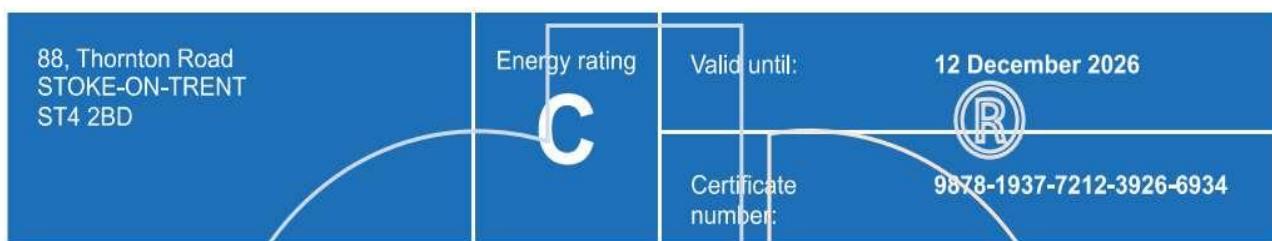
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Energy performance certificate (EPC)



Property type Mid-terrace house

Total floor area 71 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.](#)