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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Four Bedroom Investment Property
- Double Glazed and Central Heated
- EPC Band D Rating 67, Council Tax A
- Close to Staffordshire University
- Potential Rental £100 per room per week ins bills
- Ask an adviser to book your viewing.



130 Ashford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EN

£165,000

Description

A modernised four bedroom student property, situated in the heart of Shelton close to Staffordshire University and Stoke on Trent Train Station. The property benefits from gas central heating, double glazing, and a modern kitchen and bathroom. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with three bedrooms to the first floor. At the rear is an enclosed paved yard with side pedestrian access which overlooks Staffordshire University. Potential rental income £100 per room per week including bills.

Ground Floor

Entrance Hall

with wooden floor, radiator, door to front and built-in storage cupboard.

Bedroom 1 *9' 7" x 11' 11" (2.91m x 3.63m)*

With wooden floor, radiator, power points

Living Room *12' 10" x 12' 2" (3.90m x 3.70m)*

With wooden floor, radiator, power points and stairs off.

Kitchen *9' 11" x 7' 7" (3.01m x 2.32m)*

Modern fitted kitchen with wood wall and base units, granite effect surfaces over. Part tiled walls and tiled floor. Includes cooker point, Power Point, washer, point, radiator.

Rear Hall

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

Bathroom *8' 0" x 6' 2" (2.44m x 1.88m)*

Modern fitted bathroom suite in white with WC and basin set in vanity unit, walk in shower with rainfall style shower and screen. Fully tiled walls and wood effect floor. Includes heated chrome towel radiator, inset spotlights and extractor fan.

First Floor

Landing

With carpet floor, stairs off.

Bedroom 2 *12' 8" x 14' 8" (3.85m x 4.47m)*

With wooden floor, radiator, power points.

Bedroom 3 *12' 1" x 12' 2" (3.69m x 3.71m)*

With wooden floor, radiator, power points.

Bedroom 4 *10' 7" x 7' 10" (3.23m x 2.39m)*

With wooden floor, radiator, power points.

Outside

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

Furniture

Included in the sale, subject to the level of offer.

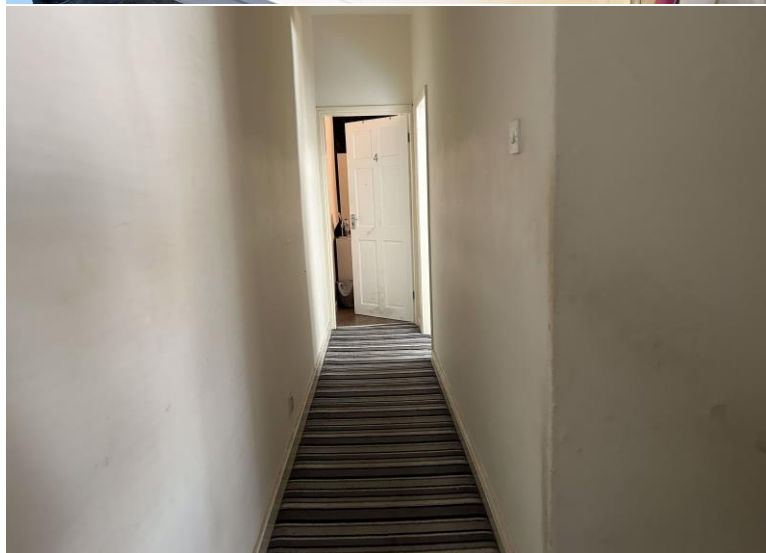
Viewings

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 Hulme, 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 Hulme 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 Hulme 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 Hulme 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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130, Ashford Street, STOKE-ON-TRENT, ST4 2EN

Dwelling type: Mid-terrace house
Date of assessment: 20 June 2020
Date of certificate: 20 June 2020

Reference number: 0041-2890-6462-2720-1775
Type of assessment: RdSAP, existing dwelling
Total floor area: 90 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

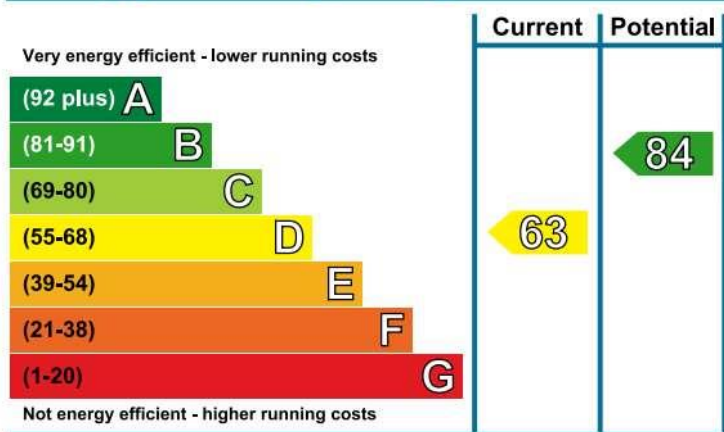
Estimated energy costs of dwelling for 3 years:	£ 2,784
Over 3 years you could save	£ 867

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 2,253 over 3 years	£ 1,488 over 3 years	
Hot Water	£ 324 over 3 years	£ 222 over 3 years	
Totals	£ 2,784	£ 1,917	

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



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 627
2 Floor insulation (suspended floor)	£800 - £1,200	£ 138
3 Solar water heating	£4,000 - £6,000	£ 102

See page 3 for a full list of recommendations for this property.

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.