

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Three Bed Semi Detached Property**
- **Majority Double Glazed**
- **EPC Band E, Rating 52 Council Tax B**
- **Gas central Heated**
- **Parking and Gardens**
- **Ask an adviser to book your viewing**



**62 Mill Road, Cheadle**  
Stoke-On-Trent, ST10 1NE

**Monthly Rental Of**  
**£850**

## Description

A recently renovated three bedroom semi on the outskirts of Cheadle but close to the town centre. The property benefits from gas central heating, majority double glazing, off-road parking and a rear garden. Accommodation comprises hallway, living room, dining room, kitchen and WC at ground floor level with three bedrooms and family bathroom to the first floor. To the frontage is a gravelled driveway with a parking two cars at the rear is a lawned garden with patio seating area .

## Ground Floor

### Hallway

With carpeted floor, radiator, Power Point, stairs off

### Living Room 13' 1" x 11' 7" (3.98m x 3.52m)

With carpeted floor, radiator, Power Point, aerial point, feature fireplace.

### Dining Room 11' 5" x 14' 4" (3.48m x 4.37m)

with carpeted floor, radiator, Power Point, feature hearth and built-in storage.

### WC 3' 0" x 5' 6" (.92m x 1.67m)

Fitted suite in white with WC and corner basin, tile effect floor, radiator

### Kitchen 11' 7" x 7' 10" (3.53m x 2.40m)

Fitted kitchen with wood wall and base units marble effect surfaces over. Part tiled walls and tile effect floor. Includes radiator, Power Point, washer point, door to rear.

## First Floor

### Landing

With carpet to floor, window to side.

### Bedroom 1 9' 10" x 10' 0" (3.00m x 3.05m)

With Floor, Radiator, Power Point, Feature Hearth and Built in Storage.

### Bedroom 2 9' 9" x 14' 4" (2.98m x 4.38m)

With carpeted floor, radiator, Power Point, built-in storage and feature hearth.

### Bedroom 3 7' 11" x 11' 9" (2.42m x 3.57m)

With carpeted floor, radiator, Power Point.

### Family Bathroom 7' 1" x 5' 10" (2.17m x 1.79m)

Fitted suite in white with WC, pedestal basin, panelled bath with electric shower and screen over. Fully tiled walls and vinyl floor. Includes radiator.

## Outside

To the frontage is a gravelled driveway suitable for parking two cars. At the rear is enclosed garden with lawn and patio seating area and 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



**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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## Applications/ Marketing Period

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

## Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

## Our Agency

We are a RICS regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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# Energy performance certificate (EPC)

62 Mill Road  
Cheadle  
STOKE-ON-TRENT  
ST10 1NE

Energy rating

**E**

Valid until: **6 October 2031**

Certificate number: **0132-3910-2200-4689-1204**

## Property type

Semi-detached house

## Total floor area

86 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

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