

KEATES

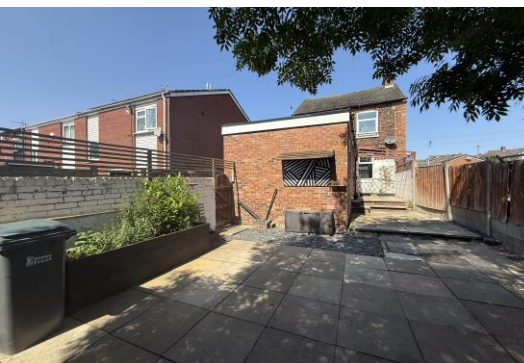
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Three bed detached property
- Gas central heating and double glazed
- EPC Band D, Rating 60 Council Tax A
- In need of selective internal updating
- Close to Hanley town Centre
- Ask an advisor to book your viewing



24 Bold Street, Birches Head
Stoke-On-Trent, ST1 6PD

£130,000

Description

A recently updated three bedroom detached property situated close to Hanley town Centre. The property Benefits from Gas central heating and double glazing throughout and a large rear garden. Accommodation comprises entrance porch, living room, kitchen diner and bathroom at ground floor level with three bedrooms to the first floor. At the rear is a large paved garden with side pedestrian access. Suitable for occupation or rental with the Market rent of £;795 per calendar month.

Ground Floor

Entrance Porch

With carpeted floor, PowerPoint, PVCU door two front

Living room 22' 7" x 14' 6" (6.88m x 4.43m)

Includes newly fitted carpets radiator, power points, hearth. Large built-in storage cupboard.

Kitchen Diner 12' 4" x 10' 0" (3.76m x 3.04m)

Fitted kitchen with beech colour units and marble effect surfaces over. Includes radiator, power , washer and cooker points. Part tiled walls and wood effect floor. Large larder cupboard off.

Rear hall

With part tiled walls, carpeted floor, Power Point, built-in cupboard housing modern Ariston boiler.

Bathroom 9' 2" x 10' 1" (2.79m x 3.07m)

With white bathroom suite including, wc, panelled bath with shower over and pedestal basin. Fully tiled walls and flooring.

Outside

Enclosed paved rear yard.

First Floor

Landing

With carpeted floor, radiator, window to rear, fitted balustrade and power points

Bedroom 1 10' 8" x 6' 11" (3.25m x 2.10m)

with carpeted floor, radiator, power points

Bedroom 2 11' 4" x 11' 11" (3.45m x 3.64m)

Includes radiator, power points carpets

Bedroom 3 10' 9" x 10' 4" (3.28m x 3.14m)

With radiator, power points carpets and curtains

Outside

A large paved rear garden with side 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

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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Energy Performance Certificate

24, Bold Street, STOKE-ON-TRENT, ST1 6PD

Dwelling type: Detached house
Date of assessment: 03 September 2019
Date of certificate: 05 September 2019

Reference number: 8571-6121-5460-4887-1906
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 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: £ 3,207

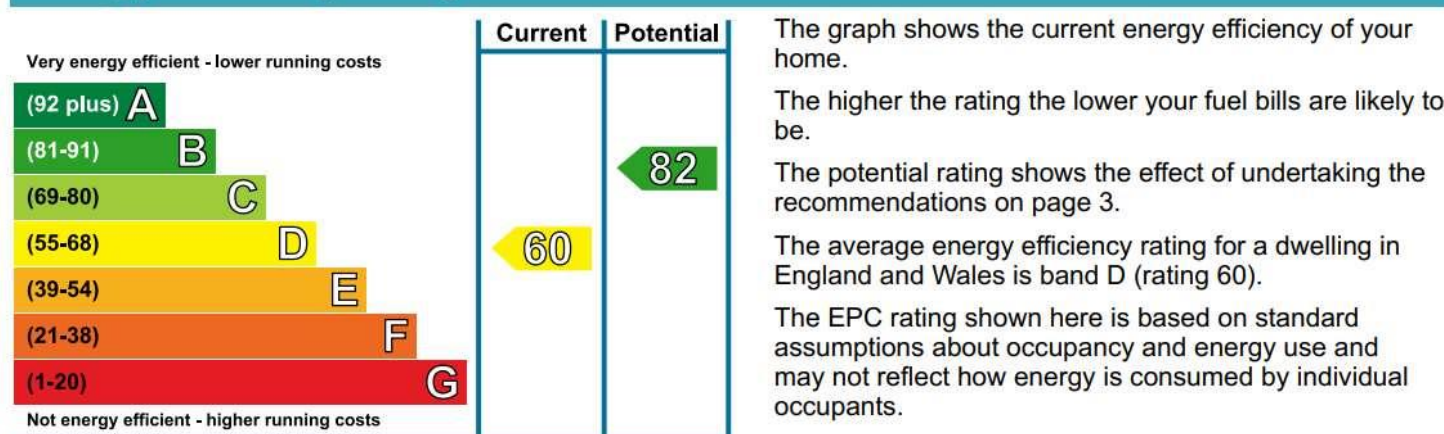
Over 3 years you could save £ 999

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 213 over 3 years	
Heating	£ 2,538 over 3 years	£ 1,770 over 3 years	
Hot Water	£ 324 over 3 years	£ 225 over 3 years	
Totals	£ 3,207	£ 2,208	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 129
2 Internal or external wall insulation	£4,000 - £14,000	£ 420
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 231

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.