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84 Church Street
Stoke-on-Trent
ST4 1BS

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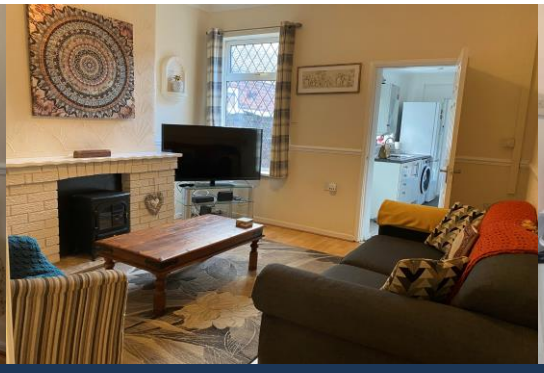
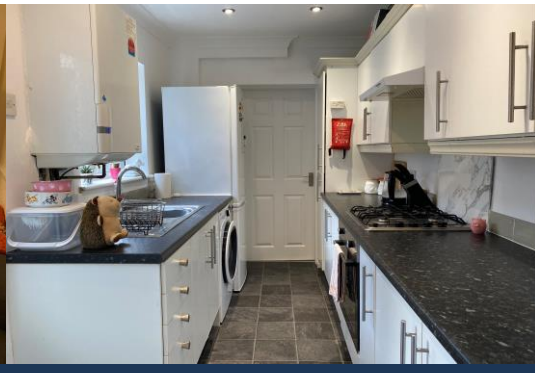
- **Modernised Two Bed Terraced House**
- **Double Glazed**
- **EPC Band D, Rating 66 Council Tax A**
- **Gas Central Heated**
- **Large Bathroom**
- **Ask an adviser to book your viewing**





24 Lime Street, Stoke-On-Trent

Stoke-On-Trent, ST4 4EF

£115,000

Description

A fully modernised two bedroom terrace situated on the outskirts of Stoke. This modernised terrace benefits from gas central heating double glazing, modern kitchen and bathroom. Accommodation comprises entrance porch, dining room, 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 and brick built store.

Ground Floor

Entrance Porch

With laminate floor, PVCu door to front.

Dining Room *11' 3" x 11' 3" (3.44m x 3.43m)*

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

Living Room *13' 2" x 11' 7" (4.01m x 3.52m)*

With laminate floor, radiator, Power Point, feature hearth with inset fire. Stairs off.

Kitchen *13' 9" x 6' 3" (4.19m x 1.90m)*

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker hob and extractor hood, power points, washer point.Inset spotlights. Pvcu door to rear.

Bathroom *11' 0" x 5' 10" (3.36m x 1.79m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with combination shower over. Tile effect floor and part plasticised walls. Includes extractor fan ,radiator and inset spotlights. Two windows to side.

First Floor

Bedroom 1 *11' 5" x 11' 9" (3.48m x 3.58m)*

With carpeted floor, radiator, Power Point and fitted blinds

Bedroom 2 *13' 1" x 11' 5" (3.98m x 3.48m)*

With carpeted floor, radiator, power points and fitted blinds.

Outside

At the rear is an enclosed paved yard with pedestrian access and brick built store

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. Ulike a mortage 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 (EPC)

24 Lime Street STOKE-ON-TRENT ST4 4EF	Energy rating **D**	Valid until:	**29 July 2035**
		Certificate number:	**2720-3053-1203-4425-1204**

Property type	Mid-terrace house
Total floor area	75 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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.