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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Student Investment Opportunity
- Central Heated, Double Glazed
- EPC being renewed Council Tax A
- Close to the University of Staffordshire
- Potential Rental £100 per week per room
- Ask an adviser to book your viewing



34 Carlton Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2BG

£115,000

Description

Situated in the heart of Shelton close to the University of Staffordshire this terraced property has potential for use as a student rental investment. The property comprises living room, kitchen diner and bathroom at ground floor level with two bedrooms to the first floor. At the rear there is a large rear garden with patio seating area and side pedestrian access. Potential rental income £100 per week per room including bills.

Ground Floor

Living Room 11' 4" x 11' 2" (3.46m x 3.40m)

With wooden floor, radiator, Power Point, feature hearth with inset fire. PVCu door front.

Kitchen/Diner 11' 4" x 12' 3" (3.45m x 3.73m)

Fitted kitchen with cream wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes washer point, integrated cooker hob and extractor hood, intergrated fridge, washer and power points.

Rear Hall

With tiled floor, PVCU door rear.

First Floor

Bedroom 1 11' 3" x 13' 1" (3.44m x 3.98m)

With carpeted floor, radiator, Power Point.

Bedroom 2 13' 0" x 12' 3" (3.97m x 3.73m)

With carpeted floor, radiator, Power Point.

Outside

To the rear is a large paved garden with patio seating area and 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

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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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