



- **Three Bedroom Student Investment**
- **Gas Central Heated**
- **EPC Band D, Rating 65**
- **Let at £88.00 per week per student till summer 2021**
- **Double Glazed**
- **Ask an adviser to book your viewing**



**36 Crowther Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 2ER

**Offers in Excess of  
£115,000**

## Description

A fully modernised three-bedroom student property sold with the benefit of the lease until summer 2025. This modernised three-bedroom terraced property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with two bedrooms and a washroom to the first floor. At the rear is an enclosed yard with a brick built store and pedestrian access.

## Ground Floor

### Hallway

With wood effect floor, composite door, built-in cupboard

### Bedroom 1 8' 5" x 11' 8" (2.57m x 3.56m)

With carpeted floor, Radiator, power points, built-in desk and storage.

### Living Room 11' 6" x 12' 4" (3.50m x 3.75m)

With feature wooden floor, radiator, PowerPoint, aerial point, stairs off

### Kitchen 6' 5" x 10' 5" (1.96m x 3.18m)

Modern fitted kitchen with a light oak wall and base units granite effect surfaces over. Part tiled walls and fully tiled floor. Includes radiator, integrated cooker hob and extractor hood, PowerPoint, washer point. Door to rear.

### Bathroom 6' 5" x 8' 6" (1.96m x 2.59m)

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with electric shower and screen over. Polycarbonate walls and tiled floor. Includes extractor fan, inset lighting and radiator

With carpeted floor, radiator, power points, built-in shelving

### Washroom 7' 3" x 2' 9" (2.20m x .84m)

Fitted suite in white including WC and wash hand basin, tile effect floor

### Outside

Enclosed paved rear yard with brick built store and pedestrian access.

### Furniture

Available with the property subject to level of offer.

## First Floor

### Landing

With carpeted floor and stairs off

### Bedroom 2 11' 10" x 11' 7" (3.61m x 3.52m)

With carpeted floor, radiator, power points.

### Bedroom 3 8' 11" x 12' 1" (2.72m x 3.68m)

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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 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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Dwelling type: Mid-terrace house  
 Date of assessment: 22 January 2014  
 Date of certificate: 22 January 2014

Reference number: 2928-9061-7239-1784-7940  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 27 m<sup>2</sup>

## 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

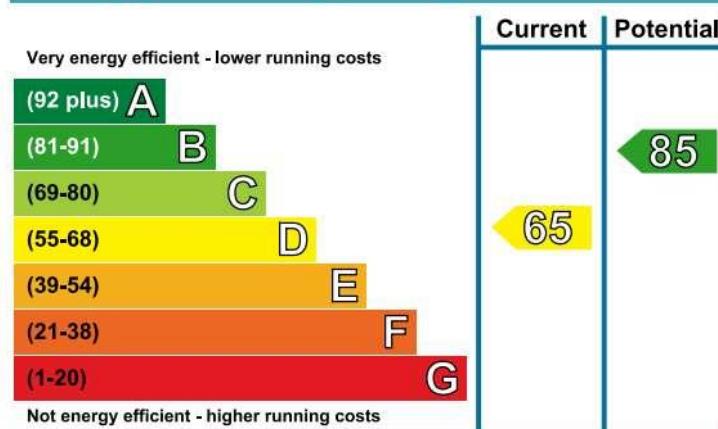
Estimated energy costs of dwelling for 3 years:	£ 1,335
Over 3 years you could save	£ 81

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 87 over 3 years	£ 60 over 3 years	
Heating	£ 1,062 over 3 years	£ 1,065 over 3 years	
Hot Water	£ 186 over 3 years	£ 129 over 3 years	
<b>Totals</b>	<b>£ 1,335</b>	<b>£ 1,254</b>	 <b>You could save £ 81 over 3 years</b>

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 Low energy lighting for all fixed outlets	£25	£ 24
2 Solar water heating	£4,000 - £6,000	£ 57
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 722

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.