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84 Church Street
Stoke-on-Trent
ST4 1BS

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www.keates.uk.com



- 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

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

Hallway

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

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

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

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

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

Outside

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

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

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

Furniture

Available with the property subject to level of offer.

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

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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Energy Performance Certificate

36, Crowther Street, STOKE-ON-TRENT, ST4 2ER

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 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

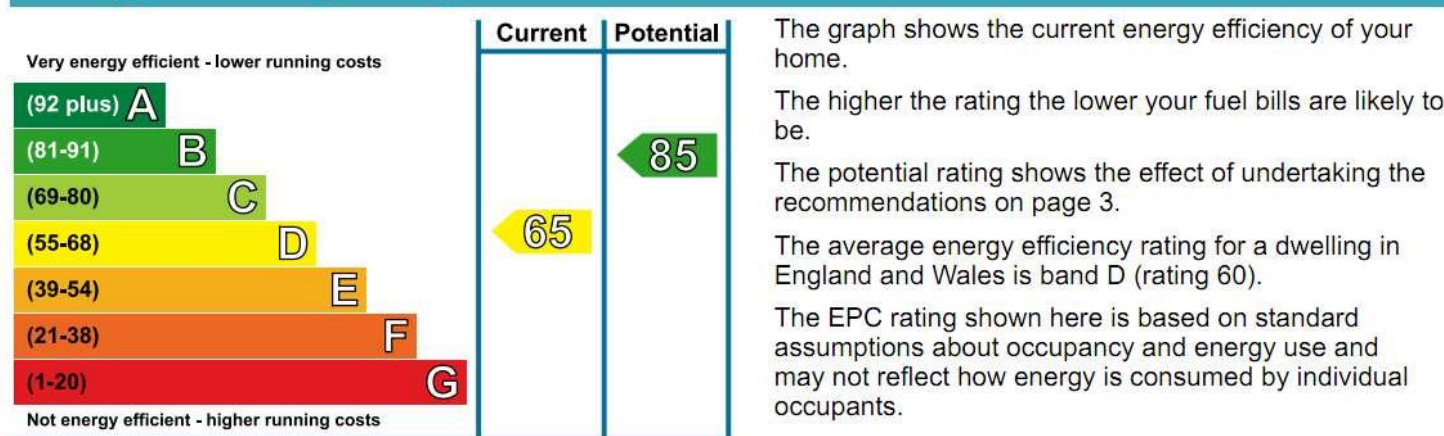
Estimated energy costs of dwelling for 3 years:	£ 1,335
Over 3 years you could save	£ 81

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	
Totals	£ 1,335	£ 1,254	

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 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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.