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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Large Two Bed Terraced House**
- **Gas Central Heating, Double Glazing**
- **Close to University Hospital**
- **Recentley Renovated**
- **EPC Being Renewed Council Tax A**
- **Please Ask One of Our Advisors For Further Details**







19a Stoke Old Road, Hartshill

Stoke-On-Trent, ST4 6ES

£143,000

Description

A fully modernised large two bedroom terrorist property with a rear garden. Situated in the popular suburb of Harthill close to the university Hospital or Staffordshire this is fully modernised property Benefits from Gas central heating, double glazing, first floor bathroom and garden. Accommodation comprises living room, dining room, kitchen, toilet and WC at ground floor level with two bedrooms and a family bathroom to the first floor. At the rear yard leading to a lawn garden. Suitable for occupational rental investment with a Market rental of £850 per calendar month.

Ground Floor

Living Room *11' 6" x 12' 6" (3.51m x 3.81m)*
With carpeted floor, radiator, Power Point.

Dining Room *12' 6" x 15' 6" (3.80m x 4.73m)*
With carpeted floor, radiator, Power Point, stairs off.

Kitchen Diner *17' 9" x 7' 2" (5.41m x 2.18m)*
Modern fitted kitchen with grey base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, radiator.

Rear Lobby
With upvc door to rear, store cupboard and tiled flooring.

Utility /WC *7' 1" x 6' 9" (2.15m x 2.05m)*
With tiled floor, half tail walls, fitted worksurface, power point , Washer point, radiator, basin and WC.

First Floor

Landing
With loft access.

Front Bedroom *12' 6" x 11' 6" (3.81m x 3.51m)*
With upvc double glazed window, radiator, power points and carpeted flooring.

Rear Bedroom *12' 3" x 7' 11" (3.74m x 2.41m)*
With upvc double glazed window, radiator, power points and carpeted flooring.

Family Bathroom
Recently-fitted white bathroom suite comprising low-level W.C., vanity unit with inset washbasin and panelled bath with mixer tap shower over. Also with radiator, extractor fan and part-tiled walls.

Outside

At the rear is enclosed paved yard with lawn garden.

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. 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

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19a Stoke Old Road, STOKE-ON-TRENT, ST4 6ES

Dwelling type:	Mid-terrace house	**Reference number:**	9568-8060-7204-0977-4900
Date of assessment:	16 April 2013	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	19 April 2013	**Total floor area:**	81 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

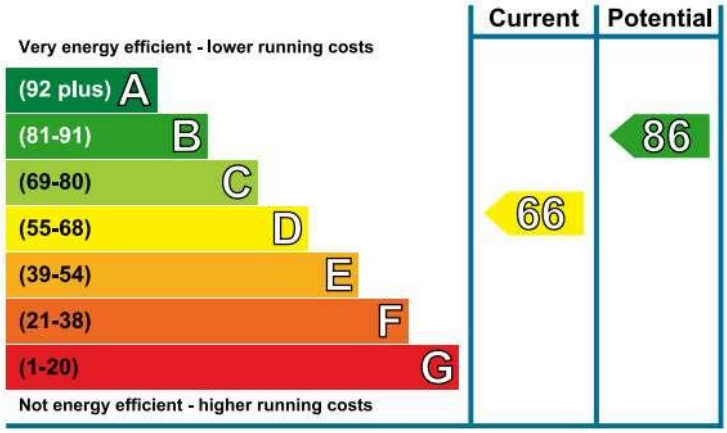
Estimated energy costs of dwelling for 3 years:	**£ 2,184**
Over 3 years you could save	**£ 630**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 138 over 3 years	You could save £ 630 over 3 years
Heating	£ 1,719 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 258 over 3 years	£ 186 over 3 years	
Totals	**£ 2,184**	**£ 1,554**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 212	
2 Internal or external wall insulation	£4,000 - £14,000	£ 177	
3 Floor insulation	£800 - £1,200	£ 108	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.