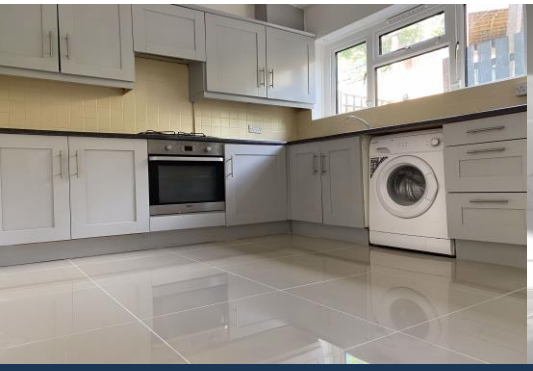
KEATES
sales • lets • surveys • auctions

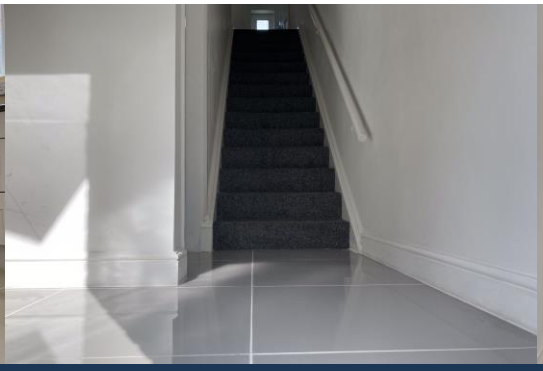
84 Church Street
Stoke-on-Trent
ST4 1BS

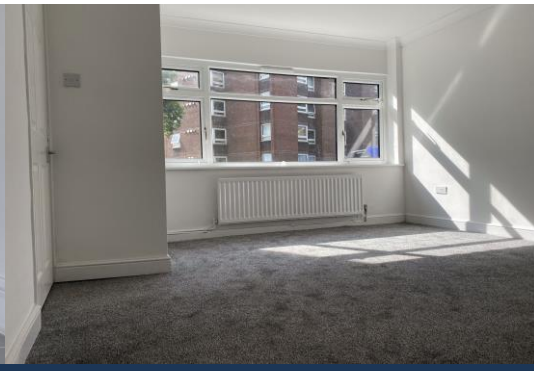
01782 847083
www.keates.uk.com



- **Three Bed Town House**
- **Potential Investment rental £895 pcm**
- **EPC Band D, Rating 65**
- **Gas Central Heated, Double Glazed**
- **Council Tax Band A**
- **Ask an adviser to book your viewing**







58 Honeywall, Stoke-On-Trent

Stoke-On-Trent, ST4 7HX

£165,000

Description
A three bedroom town house that has been internally modernised but still needs a bit of work .The property benefits from gas central heating and double glazing and a newly fitted kitchen. Accommodation comprises hallway, living room, kitchen diner at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a lawned garden leading to side patio seating area. At the rear is a further patio seating area and lawned garden.

Ground Floor

Hallway
with tiled floor, radiator and stairs off.

Living Room *12' 4" x 15' 1" (3.75m x 4.59m)*
With carpeted floor, radiator, power points

Kitchen/Diner *12' 4" x 10' 3" (3.75m x 3.13m)*
Fitted kitchen with grey wall and base units granite effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker and hob with extractor hood, power points, washer point, built-in storage cupboards.

First Floor

Landing
With carpeted floor, built-in cupboard, stairs off.

Bedroom 1 *9' 9" x 10' 8" (2.96m x 3.26m)*
With carpeted floor, radiator, Power Point and built-in storage.

Bedroom 2 (Childs Bedroom/ Office) *8' 4" x 6' 0" (2.54m x 1.83m)*
With carpeted floor, radiator, Power Point.

Bedroom 3 *9' 2" x 14' 9" (2.79m x 4.49m)*
With carpeted floor, radiator, power points

Bathroom *6' 0" x 7' 7" (1.82m x 2.32m)*
Fitted bathroom suite in white with basin and WC set in vanity unit, paneled bath with combination shower over. Fully tiled walls and tile effect floor. Includes heated chrome towel radiator.

Outside
To the frontage are lawned gardens. To the side is a patio seating area leading to a further patio area and lawned garden at the rear.

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.

KEATES
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

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

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.

Energy performance certificate (EPC)

58, Honeywall
STOKE-ON-TRENT
ST4 7HX

Energy rating

D

Valid until	Certificate number
21 January 2024	**0301-2873-7896-9994-2455**

Property type

end-terrace house

Total floor area

72 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

See how to improve this property's energy performance.