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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **A full fully modernised two bedroom end Town House**
- **Central heated and double glazed**
- **EPC Being Renewed, Council Tax A**
- **Modern kitchen & bathroom**
- **Off-road parking and gardens**
- **Ask an adviser to book your viewing**



285 Leek Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2BU

£147,000

Description

A fully modernised two bedroom end town house. Situated close to the university of Staffordshire, Stoke Train Station and within an easy reach of Hanley. This two bedroom property has been fully modernised throughout, accommodation comprises entrance hall, living room/dining room and kitchen at ground floor level with two bedrooms and a bathroom to the first floor. To the frontage is a low maintenance garden with mature shrubs whilst at the rear is a patio seating area, off-road parking and sectional garage.

Ground Floor

Hallway

with carpeted floor, radiator, stairs off.

Living Rom/ Dining Room *21' 9" x 13' 7" (6.62m x 4.15m)*

With carpeted floor, radiators, Power Points, aerial point, feature hearth with inset fire. Bay windows to front and rear. Open plan onto kitchen.

Kitchen *9' 1" x 13' 6" (2.77m x 4.11m) Maximum Measurement*

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Fully tiled floor. Includes integrated cooker hob and extractor hood, washer point, Power Point, integrated fridge and freezer. Inset spotlights and door to rear.

First Floor

Landing

With carpeted floor, stairs off, window to side, Power Point.

Bedroom 1 *10' 4" x 13' 10" (3.16m x 4.21m)*

With carpeted floor, radiator, Power Point, aerial point, built-in storage cupboard.

Bedroom 2 *9' 10" x 8' 9" (2.99m x 2.67m)*

With carpeted floor, radiator, Power Point.

Bathroom *7' 6" x 6' 3" (2.28m x 1.90m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower and screen over. Fully tiled walls and tile effect floor. Include includes inset spotlights and feature mirror.

Outside

To the front is a low maintenance gravel garden with mature shrubs. At the rear as a low maintenance paved garden with off-road parking and sectional garage.

Garage *18' 0" x 8' 3" (5.49m x 2.52m)*

With concrete floor and double doors.

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.

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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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Energy performance certificate (EPC)

285 Leek Road STOKE-ON-TRENT ST4 2BU	Energy rating E	Valid until:	30 November 2035
		Certificate number:	2478-1752-1218-7801-2087

Property type

End-terrace house

Total floor area

65 square metres

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)