

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bed Semi detached Property
- Gas Central Heated
- EPC Band D, Rating 56. Council Tax B
- Parking and Gardens
- Double Glazed
- Ask an adviser to book your viewing



**16 Farnworth Road, Stoke-On-Trent**  
Stoke-On-Trent, ST3 5TR

**Monthly Rental Of**  
**£795**

## Description

A two bedroom semi-detached property, situated on the outskirts of Longton and benefiting from gas central heating, double glazing and off-road parking. The property comprises hall, living room and kitchen at ground floor level with two bedrooms and a bathroom to the first floor. The frontage is a paved driveway and front garden at the rear is a paved, low maintenance, back garden with brick built store.

## Ground Floor

### Entrance Hall

with PVCu door to side, Power Point, carpet, built-in storage cupboard.

### Living Room *16' 4" x 10' 9" (4.97m x 3.28m)*

With carpeted floor, radiator, power, points, aerial point, feature hearth an inset fire, stairs off.

### Kitchen *10' 8" x 8' 3" (3.24m x 2.52m)*

Being Replaced with a new kitchen

## First Floor

### Landing

With carpeted floor, built-in cupboard.

### Bedroom 1 *10' 0" x 10' 9" (3.04m x 3.28m)*

With carpeted floor, radiator, Power Point.

### Bedroom 2 *8' 5" x 8' 6" (2.57m x 2.59m)*

With carpeted floor, radiator, Power Point and built-in wardrobes.

## WC

Fitted WC in white, tile effect floor, window to side.

### Bathroom *5' 5" x 6' 10" (1.65m x 2.09m)*

Fitted bathroom suite in white including basin and panel bath with mixer shower over. Part tiled walls and tile effect floor. Includes radiator and medicine cabinet.

## Outside

To the frontage is a lawn garden and paved driveway, leading to a low maintenance, rear garden with patio seating area and brick built store.

## 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



### 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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## Applications

If you wish to apply for tenancy you will need to complete the preliminary application form so we can decide if you are likely to pass the referencing process. You should therefore drop the completed form into our office or email it. If you are successful we pass your details onto our preferred reference agent. You may be asked to sign a reservation/holding deposit form and pay the holding deposit of one weeks rental which will become part of the first months rental if you proceed to lease. Once we issued the vouch reference request we will mark the property as let for the next seven days to allow you time to proceed with references.

## Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of 6 months, unless the property is a student tenancy where leases of 9-10 months would apply. On or before the date you sign a lease the first months rental and deposit needs to be paid and this can be by bank transfer, cash, card or bankers draft. **Please note that card and cheque payments must be made at least five days prior to your move in date to allow funds to clear our account.**

Deposits will usually be one months rental. If you have a pet the deposit may be raised by one weeks rental subject to the landlord's approval. The holding deposit you may pay will become one weeks rent on the day you sign your lease. You will only be asked to pay a holding deposit if your references are taking time or you are requesting to sign a lease weeks in the future.

## Our Agency

We are a RIC's regulated firm and have a clients money protection Scheme with RICS. Our agency are members of the Property Ombudsman Scheme.

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# Energy performance certificate (EPC)

**!** This certificate has expired.

16, Farnworth Road STOKE-ON-TRENT ST3 5TR	Energy rating <b>D</b>	This certificate expired on: <b>15 May 2021</b>
		Certificate number: <b>9068-6067-6265-4889-9914</b>

## Property type

Semi-detached house

## Total floor area

54 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 efficiency rating for this property

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

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