

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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- Terraced House used as two flats
- EPC Band D Rating 56 Council Tax A
- For Sale by Modern Auction – T & C's apply
- Potential income £14,280 pa
- Subject to Reserve Price, Buyers fees apply
- Ask an adviser to book your viewing



**91 Campbell Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 4DZ

**Auction Guide**  
**Price £81,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £100,000 plus Reservation Fees. A large terrace property converted into two flats. You probably benefit from double glazing throes and gas central heating on the ground floor with electric heating to the first. Accommodation on the ground floor comprises entrance hall, bedroom, living room, kitchen, bathroom. To the first floor is a separate self-contained flat with a living room kitchen bathroom and bedroom. To the front is a full court at the rear is enclosed paved yard. The ground floor flat is currently leased for a rental of £410 per kilo a month with scope to improve with the first wall flat being vacant. Potential rental income £595 per flat per month. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd.

## Ground Floor

### Entrance Hall

With PVCU door to front, laminate floor, access to flats off.

### Flat 1 Hall

With the laminate floor access to bedroom and living room.

### Bedroom 10' 5" x 12' 5" (3.18m x 3.78m)

With laminate floor, radiator, Power Point, feature hearth

### Living Room 10' 9" x 13' 1" (3.28m x 3.98m)

With laminate floor, radiator, Power Point, feature hearth.

### Kitchen 11' 10" x 8' 0" (3.61m x 2.43m)

Modern fitted kitchen with oak effect wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, Washer point.

### Rear Hall

With tiled floor, door to rear.

### Bathroom 8' 4" x 7' 5" (2.53m x 2.26m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower and screen over. Tiled walls and tiled floor. Includes radiator and extractor fan.

## First Floor

### Flat 2

#### Landing

With laminate floor, built-in cupboard.

### Living Room 12' 6" x 13' 11" (3.82m x 4.24m)

With laminate floor, electric heater, Power Point.

### Bedroom 12' 9" x 8' 4" (3.89m x 2.53m)

With laminate floor, electric heater, PowerPoint.

### Kitchen 8' 0" x 7' 8" (2.45m x 2.34m)

Fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes Washer point, Power Point, integrated cooker hob and extract hood.

### Shower Room 3' 11" x 7' 11" (1.20m x 2.42m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Part plasticised walls and tiled floor. Includes electric heater and extractor fan.

## Outside

To the frontage is a walled forecourt. At the rear is enclosed paved yard with pedestrian access.

## 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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Find an energy certificate (/)

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# Energy performance certificate (EPC)

91a Campbell Road STOKE-ON-TRENT ST4 4DZ	Energy rating <b>D</b>	Valid until: <b>26 November 2028</b>
		Certificate number:  <b>9162-2815-7494-9628-7111</b>

**Property type**

Top-floor maisonette

**Total floor area**

41 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 D. It has the potential to be C.

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