

KEATES

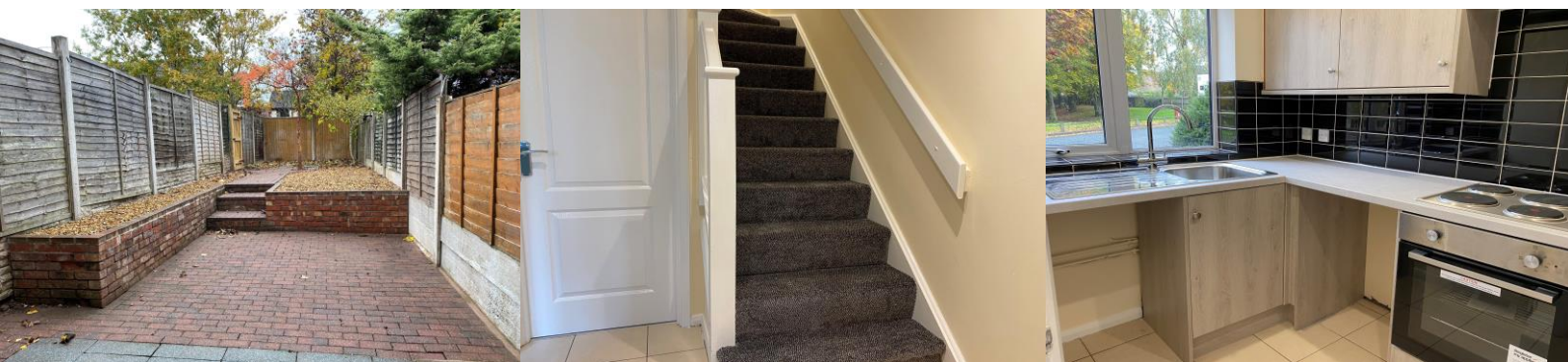
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bed Town House**
- **Parking and Gardens**
- **EPC Band C , Rating 74 Council Tax B**
- **Popular Location**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



34 Falcon Road, Stoke-On-Trent
Stoke-On-Trent, ST3 7FQ

£159,950

Description

A fully modernised two bed townhouse with off-road parking in front and rear gardens. This modernised property benefits from a modern fitted kitchen, gas central heating, double glazing and off-road parking. Accommodation comprises porch, entrance hall, kitchen, living room at ground floor level with two bedrooms and a bathroom to the first floor. The frontage is a low maintenance front garden at the rear is a low maintenance rear garden leading to an off-road parking space

Ground Floor

Entrance Porch

With tiled floor, PVCu door to front

Hallway

With tiled floor, Inset spotlighting stairs off.

Kitchen 9' 10" x 6' 1" (2.99m x 1.86m)

Modern fitted kitchen with grey wall and base units grey granite effect surfaces over. Part tiled walls and fully tiled floor. Includes washer point, power points, integrated cooker hob and extractor hood integrated fridge and freezer, Inset spotlights and radiator.

Living Room 17' 6" x 11' 9" (5.34m x 3.57m)

With wood laminate floor, radiator, Power Point, aerial point, built-in cupboard and inset spotlighting.

First Floor

Landing

With carpeted floor, Power Point and stairs off.

Bedroom 1 9' 11" x 11' 9" (3.02m x 3.58m) *Max measurement to alcove*

With carpeted floor, radiator, PowerPoint and built-in airing cupboard

Bathroom 6' 1" x 6' 0" (1.86m x 1.82m)

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with shower and screen over. Part tiled walls and fully tiled floor. Includes extractor fan, radiator, inset spotlights.

Bedroom 2 10' 8" x 11' 9" (3.24m x 3.58m)

With carpeted floor, radiator, Power Point

Outside

To the frontage is a low maintenance forecourt garden. At the rear is a block paved seating area leading to a low maintenance garden with gated access to rear parking.

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/ Marketing Period

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 complete the online form. **We wont accept an application unless we have met you.**

If you are successful, we pass your details onto vouch our preferred reference agent. Once we issued the vouch reference request, we will continue to market the property until your application has passed. If your application fails it will be rejected and we no longer accept guarantors.

We don't always accept the first application but allow a period of up to 28 days to select the best applicant for the property.

Standard Terms of Tenancy

If you proceed to lease the property then the initial term of the lease will be for a period of one month.

Once your application has passed we will agree a date and issue the required documents and request the deposit this can be by bank transfer or card (**card payments must clear before you move in and can take 5 days**). 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.

On the day of your tenancy we will ask you to pay your rental for the first month by bank transfer.

Things that we cant do:

We cannot accept any overbid for the rental. The price is fixed and you cannot offer over. As the rental term is fixed to one month we cant accept any more than a months rental. We cannot offer you a term above a month. All these items are the law under the Renters Rights Act 2025

Our Agency

We are a RICS 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

34, Falcon Road, STOKE-ON-TRENT, ST3 7FQ

Dwelling type: Mid-terrace house
Date of assessment: 29 June 2014
Date of certificate: 30 June 2014

Reference number: 0048-2861-6962-9024-3961
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 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

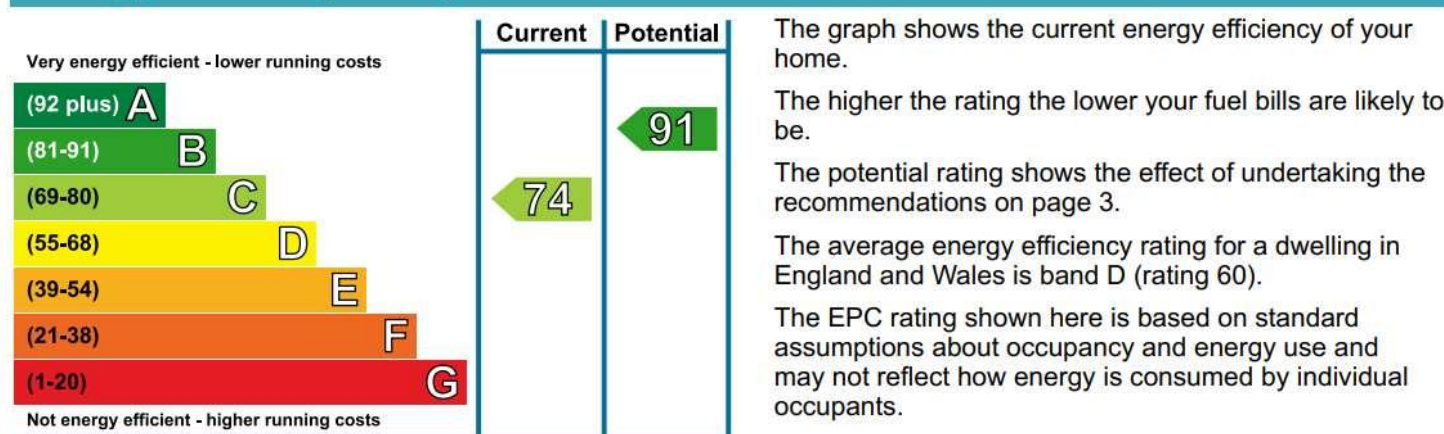
Estimated energy costs of dwelling for 3 years:	£ 1,428
Over 3 years you could save	£ 180

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 123 over 3 years	
Heating	£ 936 over 3 years	£ 951 over 3 years	
Hot Water	£ 246 over 3 years	£ 174 over 3 years	
Totals	£ 1,428	£ 1,248	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 107
2 Solar water heating	£4,000 - £6,000	£ 74
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 758

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.