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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Two Bedroom Terraced House**
- **Two Reception Rooms**
- **EPC Band D, Rating 64, Council Tax A**
- **Gas Central Heating, Double Glazing,**
- **Close to Hospital**
- **Please Ask One of Our Advisors For Further Details**



9 Albany Road, Hartshill
Stoke-On-Trent, ST4 6AZ

£140,000

Description

A modernised two bedroom terraced house to let in Hartshill, close tot the Hospital. The property is gas central heated and double glazed, with living accommodation comprising two reception rooms, kitchen and bathroom at ground floor level and two bedrooms to the first floor. There is a paved yard to the rear of the property, with pedestrian access.

Ground Floor

Front Reception Room 11' 9" x 11' 7" (3.58m x 3.52m) max.

Pvcu double glazed entrance door and window to front aspect, radiator, power points, aerial point, radiator, and wood laminate flooring.

Rear Reception Room 11' 4" x 11' 5" (3.45m x 3.47m) max.

Pvcu double glazed window to rear aspect, under-stairs cupboard, radiator, power points, aerial point, radiator, and wood laminate flooring

Kitchen 9' 6" x 6' 0" (2.89m x 1.84m)

Fitted kitchen with white units, granite effect worktops, and sink unit. Also with pvcu double glazed window to side aspect, power points, cooker point, washer point, part-tiled walls, and tiled flooring.

Bathroom 5' 7" x 6' 2" (1.69m x 1.87m)

White bathroom suite comprising W.C., pedestal washbasin, and panelled bath with shower over. Also with pvcu double glazed window to side aspect, extractor, radiator, part-tiled walls, and tiled flooring.

First Floor

Front Bedroom 11' 3" x 10' 4" (3.44m x 3.16m) max.

With pvcu double glazed window to front aspect, built-in wardrobes, radiator, power points, and carpeted flooring.

Rear Bedroom 11' 4" x 11' 7" (3.45m x 3.53m) max.

With pvcu double glazed window to front aspect, store room, radiator, power points, and wood laminate flooring.

Outside

There is a paved yard to the rear of the property, 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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Energy performance certificate (EPC)

9 Albany Road STOKE-ON-TRENT ST4 6AZ	Energy rating D	Valid until:	1 November 2031
		Certificate number:	9109-0529-0439-0022-5206

Property type Mid-terrace house

Total floor area 69 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 B.

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