

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bed Terraced House
- Central Heated and Double Glazed
- EPC Band D Rating 65, Council Tax A
- Close to Stoke Town Centre
- In need of selective updating
- Ask an adviser to book viewing



**61 Boothen Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 4AH

**£99,950**

## Description

A two bedroom terrace property situated on Boothern Road in Stoke close to the town Centre. The property benefits from gas central heating and double glazing with a modern kitchen. Accommodation comprises dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Suitable for occupation or investment with a potential rental of £695 pcm if renovated.

## Ground Floor

### Dining Room 11' 5" x 11' 4" (3.49m x 3.45m)

With carpeted floor, radiator, Power Point, telephone point. Door to front

### Living Room 12' 7" x 11' 5" (3.83m x 3.48m)

With carpeted floor, radiator, Power Point, aerial point, built-in cupboard, and stairs off.

### Kitchen 13' 0" x 6' 1" (3.97m x 1.85m)

Modern fitted kitchen with pale wood wall and base units, granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker, hob and extractor hood, Power Points and extractor fan.

### Rear Hall

With tiled floor, built-in cupboard with washer points, PVCu door to rear.

### Bathroom 7' 9" x 6' 1" (2.37m x 1.85m)

Fitted bathroom suite in green with WC, pedestal basin, panel bath with electric shower over. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

## First Floor

### Bedroom 1 11' 6" x 11' 4" (3.50m x 3.45m)

With carpeted floor, radiator and Power Points.

### Bedroom 2 12' 8" x 11' 7" (3.86m x 3.52m)

With carpeted floor, radiator and Power Points.

## Outside

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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# Energy performance certificate (EPC)

61 Boothern Road STOKE-ON-TRENT ST4 4AH	Energy rating <b>D</b>	Valid until:	25 January 2034
		Certificate number:	0390-2738-5390-2194-7421

Property type	Mid-terrace house
Total floor area	71 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.](#)