



- **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 Boothen 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.

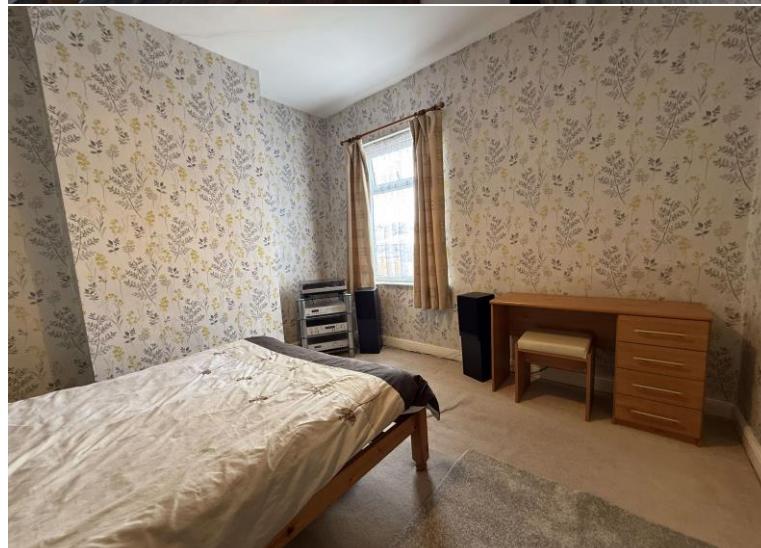
Viewings

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

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Energy performance certificate (EPC)

61 Boothen Road STOKE-ON-TRENT ST4 4AH	Energy rating D	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>).

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.](#)