

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **AVAILABLE SEPTEMBER 2025: Furnished Four Bed Student Rental**
- **Gas Central Heated, Part Double Glazed**
- **EPC Band D Rating 57 Council Tax A**
- **Close to Shops, Bars & Keele Bus Route**
- **Bills Included in the rental.**
- **Please Ask One of Our Advisors For Further Details**



69 Friarswood Road, Newcastle
Newcastle, ST5 2EF

Monthly Rental Of
£895

Description

A fully furnished three bedroom terrace, located in the Market Town of Newcastle-under-Lyme, with the local bars, restaurants and cinema all within walking distance. The property is gas central heated and part double glazed, with living accommodation comprising hallway, ground floor bedroom, living room, kitchen, utility room, and W.C. / washroom at ground floor level, with three bedrooms and a bathroom to the first floor. To the rear of the property is a small garden area, with wooden decking, paved patio area and planted shrubs.

PLEASE NOTE: Keates are employed to secure tenants only; once you sign a lease you will be dealing directly with your landlord.

Ground Floor

Hallway 12' 2" x 2' 11" (3.7m x 0.9m) max.

With single glazed window, radiator, and wood laminate flooring.

Bedroom 1/ Dining room 11' 8" x 8' 4" (3.56m x 2.53m) max.

With pvcu double glazed window, wardrobe, drawers, desk, chair, radiator, power points, and wood laminate flooring.

Living Room 15' 1" x 11' 6" (4.6m x 3.5m) max.

With pvcu double glazed window, two leather sofas, TV and TV unit, under-stairs store, gas fire, radiator, power points, aerial point, telephone point, and wood laminate flooring.

Kitchen 12' 2" x 7' 4" (3.72m x 2.24m) max.

Newly fitted kitchen with grey colour units, granite-effect worktops, sink unit, and appliances including microwave, cooker and hob with extractor hood. Also with pvcu double glazed window, recessed spotlights, power points, part-tiled walls, and vinyl flooring.

Utility 7' 4" x 4' 9" (2.24m x 1.44m) max.

With single glazed window, washing machine, tumble dryer, fridge freezer, radiator, power points, and vinyl flooring.

W.C. / Washroom 4' 9" x 2' 9" (1.44m x 0.83m) max.

With single glazed window, W.C., corner wash basin, radiator, and vinyl flooring.

First Floor

Bathroom 9' 1" x 5' 11" (2.77m x 1.81m) max.

White bathroom suite comprising W.C., pedestal washbasin, and panelled bath with shower over, and fitted curtain. Also with towel radiator, recessed spotlights, extractor fan, laundry cupboard, medicine cabinet, shelving, shaver socket, part-tiled walls and vinyl flooring.

Bedroom 2 9' 3" x 7' 7" (2.82m x 2.3m) max.

With pvcu double glazed window, single bed, wardrobe, chest of drawers, desk, office chair, shelving, radiator, power points, and wood laminate flooring.

Bedroom 3 11' 1" x 6' 10" (3.38m x 2.08m) max.

With pvcu double glazed window, single bed, wardrobe, chest of drawers, desk, office chair, radiator, power points, and wood laminate flooring.

Bedroom 4 15' 7" x 8' 7" (4.75m x 2.62m) max.

With pvcu double glazed window, walk-in wardrobe, chest of drawers, desk, office chair, radiator, power points, and wood laminate flooring.

Outside

To the rear of the property is a small garden area, with wooden decking, paved patio area and planted shrubs.

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 (EPC)

69 FRIARSWOOD ROAD NEWCASTLE UNDER LYME ST5 2EF	Energy rating D	Valid until: 27 April 2031
		Certificate number: 8919-5124-2000-0768-3226

Property type Mid-terrace house

Total floor area 86 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance