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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Large Six Bedroom HMO
- Current Income £102 per week per student inc bills
- EPC band D Rating 66 Council Tax A
- Close to University
- Gas Central Heated & Double Glazed
- Ask an adviser to book your viewing



9 Ashford Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2EH

£225,000

Description

SOLD WITH TENANTS SECURED FOR ACADEMIC YEAR 2027. A large six bedroom HMO situated close to Staffordshire University. The property benefits from gas central heating, double glazing, modern kitchen and bathrooms. Accommodation comprises hallway, bedroom, bedroom, open plan kitchen/living room and bathroom at ground floor level with four bedrooms and a shower room and WC to the first floor. At the rear is a paved yard with pedestrian access.

Ground Floor

Hallway

With tiled floor, radiator, stairs off.

Bedroom 1 *12' 5" x 13' 4" (3.79m x 4.06m)*

With laminate floor, radiator, Power Point.

Bedroom 2 *13' 4" x 10' 2" (4.06m x 3.09m)*

With laminate floor, radiator, Power Point.

Living Room/ Kitchen *21' 10" x 10' 7" (6.65m x 3.23m)*

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and fully tiled floor. Includes washing point, Power Point, fitted range style cooker. Door to rear.

Bathroom *6' 4" x 6' 1" (1.92m x 1.85m)*

Modern fitted bathroom suite in white with basin vanity unit, WC, enclosed shower cubicle with electric shower. Part tiled walls and fully tiled floor. Includes a radiator and extractor fan.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 2 *12' 1" x 8' 6" (3.69m x 2.58m)*

With carpeted floor, radiator, Power Point, built in storage.

Bedroom 4 *9' 7" x 11' 9" (2.92m x 3.59m)*

With carpeted floor, radiator, Power Point.

Bedroom 5 *12' 2" x 13' 6" (3.70m x 4.12m)*

With carpeted floor, radiator, Power Point.

Bathroom *7' 3" x 4' 4" (2.20m x 1.33m)*

Modern fitted bathroom suite in white with basin set in vanity unit, WC, enclosed shower cubicle with combination style shower. Part tiled walls and wood effect floor. Includes extractor fan and towel radiator.

Wash Room *7' 4" x 3' 0" (2.23m x .92m)*

With fitted bathroom suite and white with basin set in vanity unit and WC. Half tiled walls and wood effect floor. Includes radiator and extractor.

Bedroom 6

With carpet floor, radiator, PowerPoint

Rental

Currently rented to 5 students at a weekly rental of £102 per room including bills. There is potential to lease a sixth room to complete the income.

Furnishings

Including the sale, subject to level of offer.

Outside

With side pedestrian access onto a paved yard.

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 Ashford Street STOKE-ON-TRENT ST4 2EH	Energy rating D	Valid until: 22 September 2035
		Certificate number: 0350-2569-5510-2825-0465

Property type

Mid-terrace house

Total floor area

138 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.](#)