

KEATES

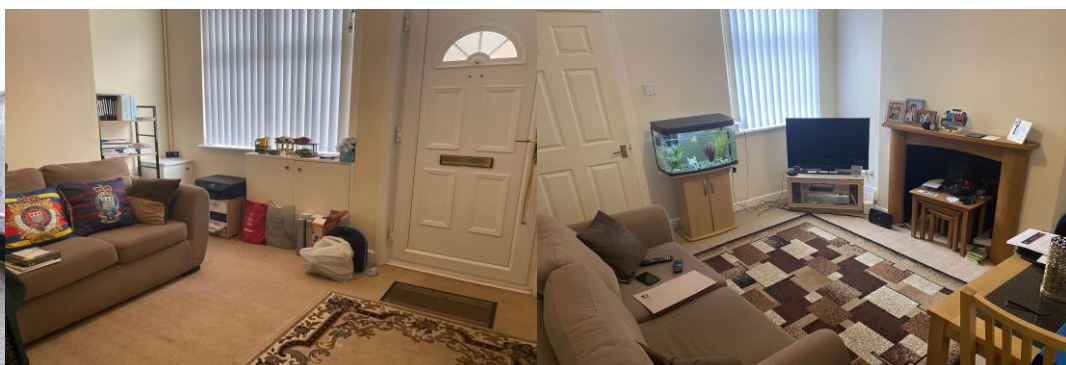
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bed Terrace**
- **Long Kitchen and Large Rear Yard**
- **Potential Income £475.00 pcm**
- **Gas Central Heating, Double Glazing**
- **EPC Awaited**
- **Ask an adviser to book your viewing**



41 Lower Mayer Street, Hanley
Stoke-On-Trent, ST1 2ED

£77,950

Description

A two bedroomed modernised terrace property situated close to Hanley Town Centre and Northwood Park. This modernised property benefits from gas central heating and double glazing and a large rear yard. Accommodation comprises living room, dining room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is a large enclosed paved yard with pedestrian access. Ideal for occupation or investment with a potential rental income of £475 per calendar month.

Ground Floor

Dining Room 11' 4" x 11' 2" (3.46m x 3.41m)

With carpeted floor, radiator, power points, window to front with fitted blinds.

Living Room 15' 1" x 11' 5" (4.61m x 3.47m)

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

Kitchen 15' 11" x 5' 9" (4.84m x 1.74m)

A Long Kitchen with fitted kitchen wall and base units in white, granite effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker hob and extractor hood, power points, radiator, washer point and PVCu door to rear.

Bathroom 7' 9" x 5' 9" (2.37m x 1.74m)

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Part tiled walls and carpeted floor. Includes radiator.

First Floor

Bedroom 1 11' 2" x 11' 4" (3.41m x 3.46m)

With carpeted floor, radiator, power points.

Bedroom 2 11' 10" x 11' 5" (3.60m x 3.47m)

With carpeted floor, radiator, power points and built-in cupboard.

Outside

To the rear is 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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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 Hulme, 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 Hulme 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 Hulme 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 Hulme 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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