

KEATES

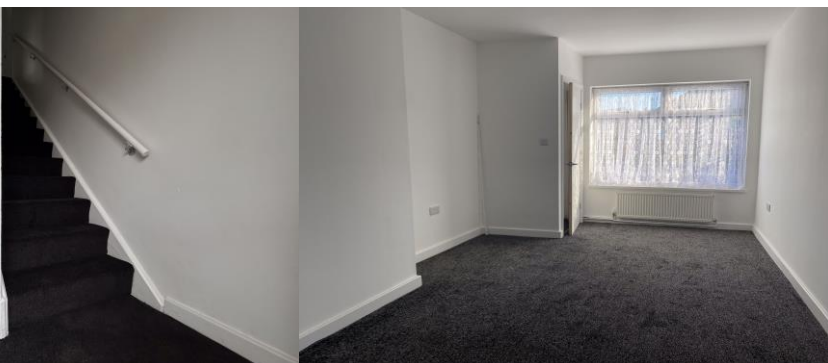
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Three Bed Semi**
- **Newly fitted Kitchen and Bathroom**
- **EPC Band E, Rating 54 Council Tax A**
- **Currently Rented for £795 pcm**
- **Gas Central Heated, Double Glazed**
- **Ask and adviser to book your viewing**



33 Fitzherbert Road, Stoke-On-Trent
Stoke-On-Trent, ST1 6JA

£135,000

Description

A completely modernised three-bedroom semi-detached property situated in Sneyd Green near Holden Bridge high school. This modernised property benefits from gas central heating, double glazing, newly fitted kitchen and bathroom. Accommodation comprises hallway, living room, kitchen, hall and utility at ground floor level with three bedrooms and a family bathroom to the first floor. The frontage is a low maintenance gravel garden at the rear is a lawned garden. Parking is on street.

Ground Floor

Hallway

With carpeted floor, radiator, PVCu door to front, stairs off.

Living Room 19' 9" x 10' 6" (6.01m x 3.19m)

With carpeted floor, radiator times two, Power Point, windows to front and rear.

Kitchen/Diner 12' 4" x 11' 5" (3.76m x 3.48m)

Modern fitted kitchen with grey wall and base units wood effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extractor hood, power points, washer point.

Utility room 8' 8" x 5' 0" (2.65m x 1.52m)

With fitted base unit in pale grey, wood effect surface over. Wood effect floor, radiator, door to side. Built-in cupboard.

First Floor

Landing

With carpeted floor, built-in cupboard, stairs off.

Bedroom 1 9' 2" x 13' 10" (2.80m x 4.22m)

With carpeted floor, radiator, power points

Bedroom 2 11' 7" x 10' 5" (3.53m x 3.18m)

With carpeted floor, radiator, power points

Bedroom 3 6' 4" x 10' 5" (1.93m x 3.18m)

With carpeted floor, radiator, power points

Family Bathroom 8' 10" x 5' 6" (2.69m x 1.68m)

Modern fitted bathroom suite in white with WC and basin set in vanity unit, pannelled bath with Combination shower and screen over. Part tiled walls and wood effect floor. Includes heated chrome towel radiator, extractor fan.

Outside

To the frontages a low maintenance of gravel garden. At the rear is a patio seating area leading to a lawned rear garden.

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 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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Energy performance certificate (EPC)

33, Fitzherbert Road STOKE-ON-TRENT ST1 6JA	Energy rating E	Valid until: 10 July 2023
		Certificate number: 0902-2889-7036-9597-3115

Property type
Semi-detached house

Total floor area
82 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property’s current energy rating is E. It has the potential to be B.

[See how to improve this property’s energy performance.](#)