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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Two Bedroom Terrace
- 1st Floor Bathroom
- EPC Band D, Rating 67, Council Tax A
- Gas Central Heating, Double Glazing,
- Let for £595 pcm with scope to improve
- Please Ask One of Our Advisors For Further Details



75 Newlands Street, Shelton
Stoke-On-Trent, ST4 2RG

£105,000

Description

A two bedroom terraced property in Shelton, close to Staffordshire University. The property benefits from gas central heating and double glazing. Accommodation comprises hallway, bedroom/dining room, living room, and kitchen and at ground floor level, with two bedrooms and a bathroom to the first floor. To the rear is an enclosed paved yard. Currently rented for £595 pcm with scope to improve.

Ground Floor

Hallway

With entrance door, radiator, and carpeted flooring.

Bedroom 1 *7' 9" x 14' 7" (2.35m x 4.44m)*

With pvcu double glazed window to front aspect, single bed, wardrobe, radiator, power points, and carpeted flooring.

Living Room *11' 7" x 15' 3" (3.52m x 4.65m)*

With pvcu double glazed window to rear aspect, sofa, table and four chairs, vacuum cleaner, radiator, power points, and carpeted flooring.

Kitchen *6' 1" x 15' 2" (1.86m x 4.62m)*

Fitted kitchen with cream units, granite effect worktops, integral cooker and hob, washing machine, fridge, freezer, microwave, sink and drainer unit. With pvcu double glazed window to side aspect, radiator, power points, part-tiled walls, tiled flooring, and rear door.

First Floor

Landing

With carpeted flooring and stairs off to first floor.

Front Bedroom *11' 10" x ' ' (3.6m x m)*

With pvcu double glazed window to front aspect, single bed, wardrobe, shelving, radiator, power points, and carpeted flooring.

Rear Bedroom *9' 1" x 12' 2" (2.77m x 3.72m)*

With pvcu double glazed window to front aspect, built-in cupboard, single bed, chest of drawers, radiator, power points, and carpeted flooring.

Bathroom *5' 10" x 14' 6" (1.79m x 4.41m)*

White bathroom suite comprising WC, pedestal washbasin, panelled bath, and shower cubicle housing combination shower. With pvcu double glazed window to side aspect, extractor fan, radiator, part-tiled walls, and vinyl flooring.

Outside

With a forecourted area to the front of the property, and a yard with pedestrian access to the rear.

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

75, Newlands Street, STOKE-ON-TRENT, ST4 2RG

Dwelling type: Mid-terrace house
Date of assessment: 14 May 2014
Date of certificate: 14 May 2014

Reference number: 9848-7019-7275-2034-2914
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

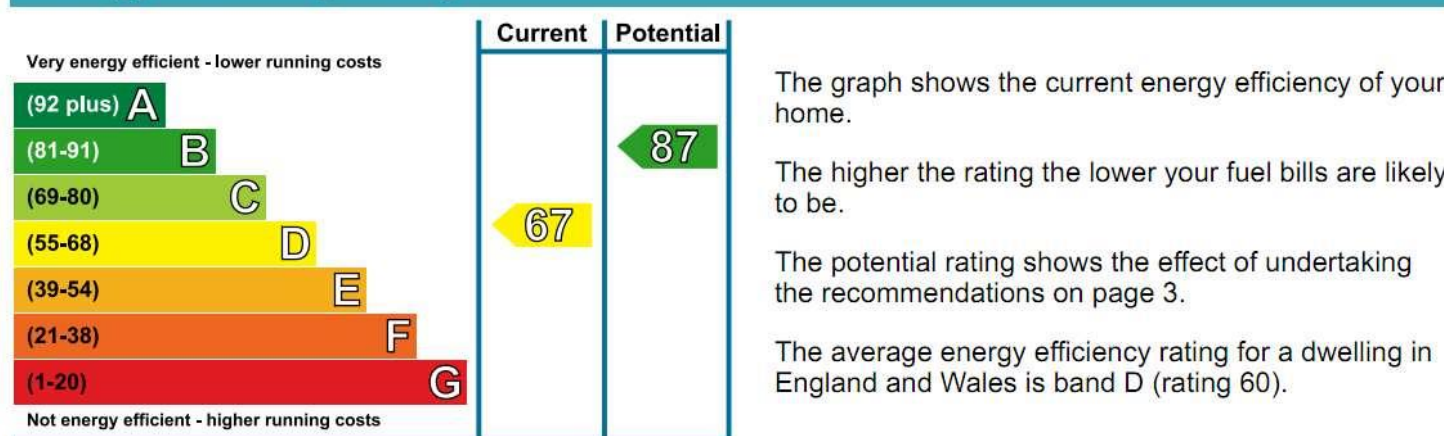
Estimated energy costs of dwelling for 3 years:	£ 2,136
Over 3 years you could save	£ 627

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	
Heating	£ 1,716 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 285 over 3 years	£ 201 over 3 years	
Totals	£ 2,136	£ 1,509	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 450	✓
2 Floor insulation	£800 - £1,200	£ 90	✓
3 Solar water heating	£4,000 - £6,000	£ 87	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.