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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Modernised two bedroom town house
- Double glazed, electric heated
- EPC band D Rating 63, Council Tax A
- Quirky layout
- Newly fitted kitchen and bathrooms
- Ask an advisor to book your viewing



35 Cotesheath Street, Stoke-On-Trent
Stoke-On-Trent, ST1 3JB

**Offers in Excess of
£120,000**

Description

A modernised two/three bedroom town house situated close to Hanley town Centre and Staffordshire University. The property benefits from newly fitted kitchen and bathrooms, double glazing, modern electrical heaters. Accommodation comprises hallway, dining room/bedroom, living room, kitchen and bathroom at ground floor level with two bedrooms a utility and room and bathroom to the first floor. At the rear is an enclosed yard with pedestrian access.

Ground Floor

Hallway

With part Minton tiled floor, stairs off.

Dining Room/ Bedroom 10' 10" x 11' 2" (3.31m x 3.41m)

With carpeted floor, electric heater, power points.

Living Room 14' 0" x 10' 0" (4.27m x 3.06m)

With carpeted floor, electric heater, Power Point, built-in pantry cupboard.

Kitchen 6' 5" x 18' 8" (1.96m x 5.68m)

Modern fitted kitchen with blue wall and base units wood effect surfaces over. Wood effect floor. Includes integrated cooker hob and extractor hood, Power Point, electric heater, water heater, door to rear.

Bathroom 7' 2" x 5' 6" (2.19m x 1.68m)

Fitted bathroom suite and white with WC, pedestal basin, enclosed shower cubicle with electric shower and screen. Part tiled walls and vinyl floor. Includes extractor fan.

First Floor

Landing

With carpet floor, stairs off.

Bedroom 1 11' 2" x 13' 6" (3.41m x 4.11m)

With carpeted floor, electric heater, power points

Utility room 6' 0" x 8' 9" (1.82m x 2.67m)

With tiled floor, PowerPoint, Washer point, electric heater. Bathroom off.

Bathroom 3' 10" x 8' 1" (1.18m x 2.47m)

Fitted bathroom suite in white with basin, WC, enclosed shower cubicle with electric shower and screen. Part plasticised walls and wood effect floor. Includes extractor fan.

Bedroom 2 11' 2" x 13' 5" (3.40m x 4.10m)

With carpeted floor, electric heater, Power Point.

Outside

At the rear is an enclosed 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

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)

35 Cotesheath Street STOKE-ON-TRENT ST1 3JB	Energy rating D	Valid until:	19 June 2033
		Certificate number:	2181-1012-8062-9560-8090

Property type	Mid-terrace house
Total floor area	84 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.](#)