

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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- **Modernised Two Bed Town House**
- **Potential Rental £600 pcm**
- **Garden at the rear**
- **Gas Central Heated, Double Glazed**
- **EPC Band E, Rating 49**
- **Ask an adviser to book your viewing**



**174 Congleton Road, Talke**  
Stoke-On-Trent, ST7 1LT

**Auction Guide**  
**Price £67,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £99,950 plus Reservation Fees. A modernised two bedroom town house with a large rear garden situated in Butt Lane. The property benefits from gas central heating and double glazing throughout, off-road parking and a rear garden. Accommodation comprises living room, dining room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is off-road parking for one car at the rear is a lawned garden. To view our auction properties, go to our website at [www.keates.uk.com](http://www.keates.uk.com) and click 'auction'. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd".

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: [keates.iam-sold.co.uk](http://keates.iam-sold.co.uk)

## Ground Floor

### Living room 12' 7" x 15' 3" (3.84m x 4.65m)

With carpeted floor, radiator, Power Point, aerial point, bay window to front and stairs off.

### Kitchen/Diner 12' 8" x 11' 11" (3.87m x 3.63m)

Dining Area: With carpeted floor, radiator, Power Point. Kitchen: Fitted kitchen with white base units granite effect surfaces over. Wood effect vinyl floor, Power Point, cooker point, washer point.

### Rear Hall

With wood effect floor and PVCu door to rear.

### Bathroom/ Wet Room 6' 10" x 8' 9" (2.08m x 2.67m)

Fitted bathroom suite in white with basin and WC, combination shower. fully tiled walls, mezzanine Floor. Includes radiator.

## First Floor

### Bedroom 1 12' 8" x 11' 4" (3.86m x 3.46m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 11' 11" x 12' 8" (3.64m x 3.86m)

*Maximum Measurement*

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

## Outside

To the frontage is off-road parking for one car at the rear is a lawned 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



### 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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174, Congleton Road, Talke, STOKE-ON-TRENT, ST7 1LT

**Dwelling type:** Semi-detached house      **Reference number:** 0038-2843-7976-9625-4201  
**Date of assessment:** 27 March 2015      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 28 March 2015      **Total floor area:** 80 m<sup>2</sup>

### 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

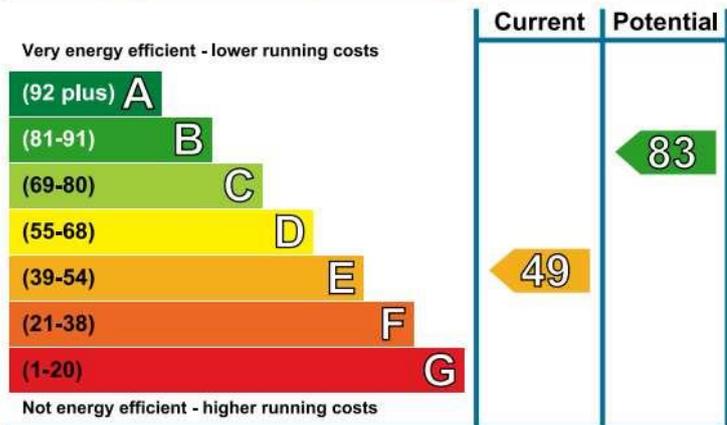
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,795</b>
<b>Over 3 years you could save</b>	<b>£ 1,815</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 3,270 over 3 years	£ 1,599 over 3 years	
Hot Water	£ 351 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 3,795</b>	<b>£ 1,980</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,059
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 216
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 279

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.