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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Modernised two bedroom terraced property**
- **Modern kitchen**
- **Epc being renewed, Council Tax A**
- **Gas central heating and double glazing**
- **First floor bathroom**
- **Ask an advisor to book your viewing**



108 Dartmouth Street, Stoke-On-Trent
Stoke-On-Trent, ST6 1HG

£110,000

Description

A fully modernised two bedroom terrace situated on Dartmouth Street off High Lane. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance porch, dining room, living room, kitchen and utility at ground floor level with two bedrooms and a family bathroom to the first floor. To the frontage is a walled forecourt. At the rear is an enclosed paved yard with pedestrian excess.

Ground Floor

Includes inset spotlights, heated towel radiator and extractor fan.

Entrance Porch

With PVCu door to front, carpeted floor.

Bedroom 2 12' 3" x 6' 9" (3.74m x 2.05m)

With carpeted floor, radiator, Power Point, built-in cupboard.

Living Room 11' 6" x 14' 0" (3.51m x 4.26m)

maximum

With tiled floor, radiator, Power Point, aerial point, inset spotlights and electric fire.

Outside

To the frontage is a walled forecourt whilst at the rear is an enclosed paved yard with pedestrian access.

Dining Room 11' 5" x 15' 5" (3.49m x 4.69m)

With tiled floor, radiator, PowerPoint, aerial point, inset spotlights, stairs off.

Kitchen 16' 10" x 6' 0" (5.12m x 1.84m)

A large kitchen with fitted Wall and base units in pale wood granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated cooker hob and extract hood, Power Point, door to rear.

Utility room/wc 7' 9" x 5' 7" (2.37m x 1.69m)

Fitted suite in white with WC and pedestal basin. Part tiled walls and wood effect floor. Fitted worktop, Power Point, Washer point, radiator and extractor fan.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 12' 1" x 11' 7" (3.69m x 3.52m)

With carpeted floor, radiator, power points.

Bathroom 9' 7" x 4' 4" (2.92m x 1.32m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with rainfall style shower and screen over. Part tiled walls and vinyl floor.

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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, 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)

! This certificate has expired.

| | | | |
|--|---------------------------|------------------------------|--------------------------|
| 108, Dartmouth Street STOKE-ON-TRENT ST6 1HG | Energy rating D | This certificate expired on: | 9 April 2024 |
| | | Certificate number: | 0323-2810-7344-9794-1355 |

Property type Mid-terrace house

Total floor area 70 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 B.

[See how to improve this property's energy efficiency.](#)