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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Two bed Semi detached Property
- Gas Central Heating & Double Glazed
- EPC Rating 61, Band D Council Tax A
- Front and Rear Gardens
- In need of updating
- Ask an adviser for further details



7 East Crescent, Stoke-On-Trent
Stoke-On-Trent, ST1 6ES

£115,000

Description

A two bedroom semi-detached property situated in a quiet suburb of Sneyd Green. The property benefits from gas central heating and double glazing throughout and has recently been decorated. Accommodation comprises hallway, living room, kitchen diner and WC to ground floor with two bedrooms and a bathroom to the first floor.

Ground Floor

Entrance Porch

With PVCu door to front.

Hallway

With wood laminate floor, radiator, built-in cupboard and stairs off.

Living Room *11' 5" x 12' 9" (3.48m x 3.88m)*

With wood laminate floor, radiator, Power Point.

Kitchen/Diner *11' 5" x 9' 5" (3.47m x 2.86m)*

Fitted kitchen with grey wall and base units wood effect surfaces over. Part tiled walls and laminate floor. Includes cooker, power points, washer point.

Wc *3' 4" x 5' 10" (1.02m x 1.79m)*

White WC, laminate floor, radiator.

First Floor

Landing

With carpeted floor window to side

Bedroom 1 *10' 11" x 14' 1" (3.34m x 4.28m)*

With carpeted floor, radiator, Power Point.

Bedroom 2 *11' 1" x 9' 3" (3.38m x 2.82m)*

With carpeted floor, radiator, Power Point

Bathroom *6' 0" x 6' 2" (1.84m x 1.87m)*

Fitted bathroom suite in white with WC, pedestal basin, Panelled bath with mixer shower over. Part tiled walls and tiled effect vinyl floor. Includes radiator.

Outside

With a lawned garden to front leading to side paved passageway onto the rear lawn

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)

7, East Crescent STOKE-ON-TRENT ST1 6ES	Energy rating D	Valid until: 15 August 2029 Certificate number: 8405-3155-1229-2696-3813
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Property type

Semi-detached house

Total floor area

61 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 D. It has the potential to be B.

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