



- **Modernised Three Bedroom Mid Terrace**
- **Potential Rental £100 per week, per room inc bills**
- **EPC Band D Rating 64, Council Tax A**
- **Close to Staffordshire University**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



80 Thornton Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2BD

£125,000

Description

A three bedroom student investment property situated in the heart of Shelton very close to Staffordshire University. The property benefits from gas central heating, double glazing and has been modernised throughout. Accommodation comprises bedroom with WC, living room, kitchen and bathroom at ground level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Potential rental income £100 per week per room.

Ground Floor

Bedroom 1 10' 11" x 11' 5" (3.34m x 3.47m)

With carpeted floor, radiator, Power Point. WC off.

WC 4' 5" x 2' 7" (1.35m x .79m)

WC and basin in white, tiled floor.

Living Room 12' 7" x 11' 6" (3.84m x 3.50m)

With carpeted floor, radiator, Power Point.

Kitchen 11' 11" x 6' 4" (3.63m x 1.93m)

Modern fitted kitchen with grey wall and base units marble effect surfaces over. Part tiled walls and tiled floor. Includes Power Point, cooker point, Washer point.

Bathroom 7' 8" x 5' 0" (2.34m x 1.52m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, panel bath with combination shower and screen over. Marble effect walls and tiled floor. Includes heated chrome towel radiator and extractor fan.

Bedroom 2 11' 11" x 13' 3" (3.63m x 4.03m)

With carpeted floor, radiator, Power Point.

Bedroom 3 12' 8" x 13' 3" (3.86m x 4.03m)

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

Outside

At the rear is an enclosed paved yard with pedestrian access.

Furnishings

Including the sale, subject to level of offer.

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

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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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Energy performance certificate (EPC)

80, Thornton Road STOKE-ON-TRENT ST4 2BD	Energy rating D	Valid until: 29 August 2028
		Certificate number: 7908-4037-7218-3928-6924

Property type Mid-terrace house

Total floor area 74 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>).

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.](#)