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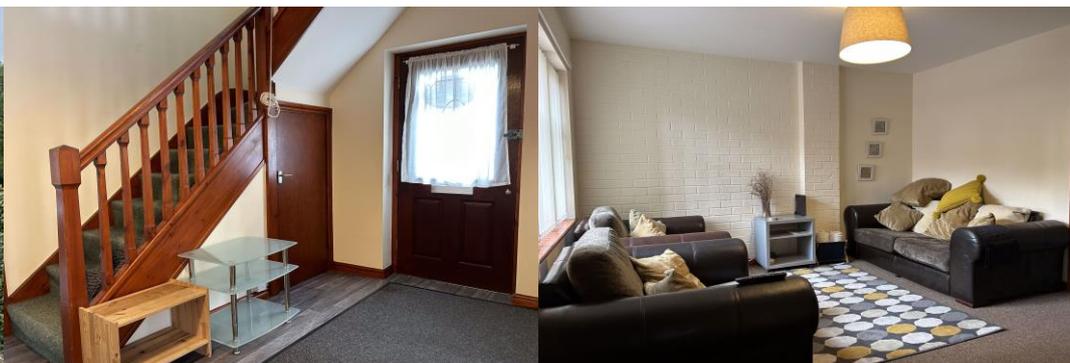
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Property Opposite Hanley Park
- Central Heated, Double Glazed
- Parking and Gardens
- Currently leased at £28,060 inc bills
- EPC Band C, Rating 73 Council Tax A
- Ask an adviser to book your viewing



1 Boughey Road, Stoke-On-Trent
Stoke-On-Trent, ST4 2BZ

£265,000

Description

A unique opportunity to purchase an individual build property constructed in recent years. This large semi-detached property opposite Hanley Park benefits from off-road parking, garage, double glazing, modern kitchen and bathroom. The property is currently rented from September 2023 until summer 2024 at a passing a rental income of £28,060 including utility bills. Accommodation comprises entrance hall, WC, kitchen, living room, and two bedrooms to the ground floor with four bedrooms, family, bathroom and shower room to the first floor. To the frontage is a hedged forecourt leading to a side garden with patio seating area and low maintenance gravelled garden. Accessed off Ridgeway Road is a paved parking area leading to a single brick built garage.

Ground Floor

Hallway

With wood effect floor, radiator, built-in cupboard, power, points, and stairs off.

WC 5' 8" x 3' 3" (1.73m x .98m)

Fitted suite in white with WC and basin. Part tiled walls and wood effect floor. Includes radiator.

Living Room 12' 9" x 11' 9" (3.88m x 3.59m)

With carpeted floor, radiator, power, points, TV point.

Kitchen 11' 1" x 10' 6" (3.37m x 3.19m)

Modern fitted kitchen with grey wall and base units, granite effect surfaces and backing over. Wood effect floor. Includes integrated range style oven and extractor hood, power points, radiator, washer point, door to rear.

Bedroom 1 10' 8" x 9' 7" (3.24m x 2.93m)

With carpeted floor, radiator, power points, windows to side and front

Bedroom 2 9' 8" x 8' 10" (2.95m x 2.70m)

With carpeted floor, radiator, power points, windows to side and front.

First Floor

Landing

With carpeted floor, power, points, window to front.

Bedroom 3 10' 8" x 9' 6" (3.25m x 2.90m)

With carpeted floor, radiator, power points.

Bedroom 4 9' 9" x 12' 2" (2.97m x 3.71m)

With carpeted floor, radiator and power points.

Bedroom 5 13' 1" x 8' 8" (3.98m x 2.65m)

With carpeted floor, radiator and power points.

Bedroom 6 6' 6" x 11' 5" (1.99m x 3.49m)

With carpeted floor, radiator and power points.

Family Bathroom 11' 2" x 4' 1" (3.41m x 1.25m)

Modern fitted bathroom suite in white with WC, pedestal basin, shower cubicle with polycarbonate walls and electrical shower. Wood effect floor and part polycarbonate walls. Includes radiator and extractor .

Shower Room 5' 1" x 3' 1" (1.55m x .93m)

Part tiled walls and wood effect floor. Includes built-in shower, electrical shower and extractor fan radiator.

Garage 13' 0" x 12' 6" (3.95m x 3.80m)

Single brick built garage with concrete floor, open over door.

Outside

To the boundary is a walled and edged border with gravel forecourt. To the side of the property has a low maintenance, gravel garden with patio seating area. To the side is a parking area leading to a single brick garage.

Furnishings

Included in 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

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)

1, Boughy Road STOKE-ON-TRENT ST4 2BZ	Energy rating C	Valid until: 24 October 2028
		Certificate number: 8128-6120-4769-1995-4922

Property type

end-terrace house

Total floor area

122 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 current energy rating is C. It has the potential to be B.

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