

# KEATES

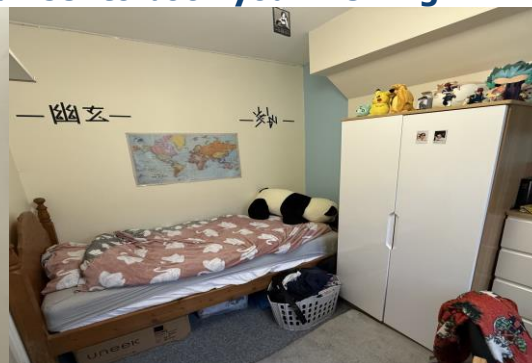
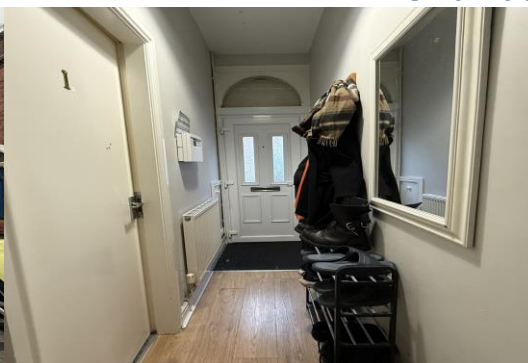
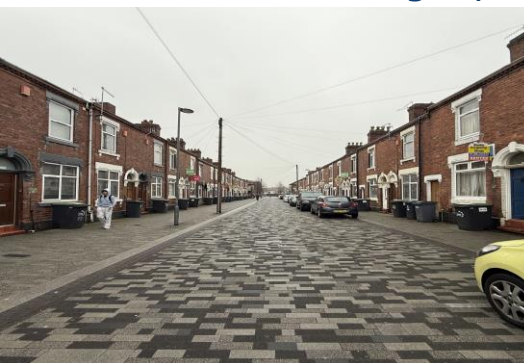
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Three Bed Student Investment Property
- Close to University
- Passing rental of £105.00 per room inc bills
- Modernised, Central Heated and Double Glazed
- EPC Band C Rating 71, Council Tax A
- Ask an adviser to book your viewing



**85 Thornton Road, Stoke-On-Trent**  
Stoke-On-Trent, ST4 2BD

**£125,000**

## Description

A three bedroom terraced property situated close to Stafford University. The property benefits from gas central heating and double glazing throughout and has been fully modernised. Comprises hallway, bedroom, living room, kitchen and bathroom ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Currently rented until summer 2026 at the passing rental of £105.00 per room inc bills

## Ground Floor

### Hallway

With laminate floor, radiator, door to front.

### Bedroom 1 *7' 9" x 11' 2" (2.35m x 3.40m)*

With carpeted floor, radiator, Power Point.

### Living Room *11' 2" x 12' 7" (3.40m x 3.84m)*

With laminate floor, radiator, Power Point, built-in cupboard, stairs off.

### Kitchen *12' 8" x 6' 3" (3.87m x 1.90m)*

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

### Rear Hall

With tiled floor, tiled walls and washer point. Door to rear.

### Bathroom *8' 5" x 6' 6" (2.56m x 1.99m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen over. Fully plastered walls and ceiling, tiled floor. Includes radiator and extractor fan.

## First Floor

### Bedroom 2 *11' 7" x 11' 9" (3.53m x 3.57m)*

With carpeted floor, radiator, Power Point.

### Bedroom 3 *12' 4" x 11' 7" (3.75m x 3.53m)*

With carpeted floor, radiator, Power Point.

## Outside

Enclosed paved yard with pedestrian access.

## Furniture

Included in the Sales subject to level of Offer.

## Rent

£105 per week per room inc utility bills,

## 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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## 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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