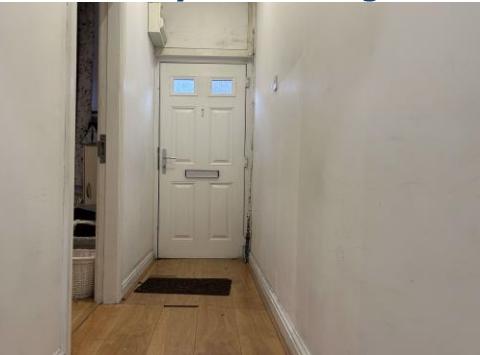




- **Three Bed Modernised Student Investment Property**
- **Gas Central Heated, Double Glazed**
- **EPC Band D Rating 55, Council Tax A**
- **Close to Staffordshire University**
- **Fully Let till Summer 2023 for £85.00 per room**
- **Ask an adviser to book your viewing**



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

£125,000

Description

Situated in the heart of Shelton close to Staffordshire university this three-bedroom student investment property benefits from gas central heating, double glazing, and a modern kitchen bathroom. Accommodation comprises hallway, bedroom, living room, kitchen and bathroom at ground floor level with two bedroom to first floor. At the rear is an enclosed yard with pedestrian access. Currently fully leased at £85 per week including bills per tenant. We are advised bills are capped at £15.00 per week per tenant giving a net rental of £210 per week till summer 2023.

Ground Floor

Hallway

With laminate floor, composite door, front, bedroom, one off.

Bedroom 1 8' 8" x 10' 10" (2.64m x 3.31m)

With laminate floor, radiator, Power Point.

Living Room 11' 1" x 12' 3" (3.39m x 3.73m)

With wooden floor, radiator, Power Point, built-in cupboard, stairs, off, inset, spotlights.

Kitchen 12' 0" x 6' 4" (3.66m x 1.94m)

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker, hob and extractor hood, power points, washer point.

Bathroom 7' 5" x 5' 11" (2.26m x 1.80m)

Modern fitted bathroom suite in white with WC, enclosed shower cubicle with combination share. Part plasticised walls and wood effect floor. Includes radiator and extractor fan.

First Floor

Bedroom 2 12' 2" x 11' 2" (3.70m x 3.41m)

With wooden floor, radiator, Power Point.

Bedroom 3 12' 10" x 11' 2" (3.90m x 3.41m)

With wooden floor, radiator, PowerPoint, built-in cupboard

Outside

Enclosed yard with pedestrian access.

Furniture

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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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)

105, Thornton Road
STOKE-ON-TRENT
ST4 2BD

Energy rating

D

Valid until:

16 April 2024

Certificate number:

8084-6024-7410-5253-9992

Property type

Mid-terrace house

Total floor area

68 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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