



- **Two Bed Terraced House situated in Milton**
- **Double Glazed**
- **EPC Band E, Rating 43**
- **Gas Central Heated**
- **Some internal Updating**
- **Ask an adviser to book your viewing**



14 Adams Street, Stoke-On-Trent
Stoke-On-Trent, ST2 7BL

£105,000

Description

A two bedroom terraced property situated in Milton close to local amenities and on the edge of the potteries. This terrace property benefits from gas central heating and double glazing and requires some internal updating. Accommodation comprises dining room, living room, kitchen and bathroom floor level with two bedrooms to the first floor. At the rear is a paved enclosed yard with pedestrian access to the frontage is a paved forecourt.

Ground Floor

Dining Room 11' 1" x 12' 2" (3.39m x 3.72m)

With laminate floor, radiator, Power Point, feature hearth an inset gas fire.

Living Room 12' 5" x 9' 0" (3.79m x 2.74m)

With laminate floor, feature hearth, power points, aerial point, radiator, built-in storage cupboard and stairs off.

Kitchen 15' 9" x 6' 0" (4.8m x 1.84m)

Modern fitted kitchen with pale wood wall and base units marble effect surfaces over. Part tiled walls and fully tiled floor. Includes cooker point, power points, washer point, radiator.

Rear Hall

With tiled floor, built-in cupboard and PVCu door to rear

Bathroom 8' 4" x 6' 2" (2.55m x 1.87m)

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with combination shower and glass screen over. Part tiled walls and tile effect floor. Includes towel radiator and electric heater.

First Floor

Bedroom 1 11' 3" x 12' 2" (3.44m x 3.72m)

With carpeted floor, radiator, power points, aerial point

Bedroom 2 10' 2" x 12' 11" (3.10m x 3.94m)

With carpeted floor, radiator, Power Point.

Outside

To the front it is a paved forecourt at the rear is a paved yard with pedestrian access.

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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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.

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Energy performance certificate (EPC)

14, Adams Street STOKE-ON-TRENT ST2 7BL	Energy rating E	Valid until: 29 August 2023
		Certificate number: 2618-7023-7298-1937-2994

Property type

Mid-terrace house

Total floor area

67 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 E. It has the potential to be B.

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