



- **Two Bedroom Terraced Property**
- **Gas Central Heating, Double Glazing**
- **EPC Band D, Rating 66, Council Tax A**
- **Currently Let at £425 pcm**
- **Close to Hanley**
- **Please Ask One Of Our Advisors For Further Details**



**555 Leek Road, Joiners Square**  
Stoke-On-Trent, ST1 3ER

**£82,950**

## Description

A mid terrace property close to the amenities of Hanley City Centre. The property is gas central heated and double glazed, and has a modern kitchen and bathroom. Living accommodation comprises hallway, two reception rooms, kitchen and bathroom at ground floor level, with two bedrooms to the first floor. There is a forecourted area to the front of the property, with a yard and brick-built store to the rear. Currently leased for £425.00 pcm

This property is let and managed by Keates Hulme

## Ground Floor

### Hallway

With door to front porch and carpeted flooring.

### Dining Room 8' 5" x 13' 4" (2.57m x 4.07m) (max to bay)

With double glazed bay window to front aspect, radiator, power points and carpeted flooring.

### Living Room 12' 5" x 11' 6" (3.79m x 3.51m)

With pvcu double glazed window to rear aspect, radiator, power points and carpeted flooring.

### Kitchen 9' 3" x 7' 3" (2.82m x 2.23m)

With newly-fitted kitchen comprising light wood colour wall and base units, with granite effect worktops, integral cooker and hob with extractor hood, and sink and drainer unit. Includes pvcu double glazed window to side aspect, power points, washer point and tiled flooring.

### Bathroom 6' 5" x 7' 4" (1.97m x 2.25m)

With newly-fitted white bathroom suite comprising WC, pedestal washbasin and panelled bath. Includes pvcu double glazed window to side elevation, radiator and part-tiled walls.

## First Floor

### Front Bedroom 12' 2" x 11' 6" (3.71m x 3.53m)

With pvcu double glazed window to front elevation, radiator, power points and carpeted flooring.

### Rear Bedroom 13' 2" x 11' 6" (4.03m x 3.53m)

With pvcu double glazed window to rear aspect, radiator, power points and carpeted flooring.

### Outside

There is a forecourted area to the front of the property, with a yard and brick-built store to the rear.

### 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)

555 LEEK ROAD  
STOKE-ON-TRENT  
ST1 3ER

Energy rating

D

Valid until:

29 December 2030

Certificate  
number:

7130-2922-2009-0073-2202

## 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 rating and score

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

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