

# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two Bed Terraced House
- Double Glazed
- Potential Income £650 pcm post renovation
- In need of modernisation
- EPC Awaited, Council Tax A
- Ask an adviser to book your viewing



**7 Cornwallis Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 1DZ

**£65,000**

## Description

. A two bedroom terraced property situated close to Stoke town centre that needs internal modernisation. Accommodation comprises hallway, dining room, living room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. At the rear is an enclosed paved yard with pedestrian access. Subject to refurbishment potential rental income of £650 per calendar month.

## Ground Floor

With carpeted floor, door to front.

### Dining Room 10' 8" x 7' 7" (3.26m x 2.30m)

With carpeted floor, feature hearth, Power Point.

### Living Room 11' 2" x 10' 11" (3.41m x 3.33m)

With carpeted floor, feature hearth and inset fire, Power Point, built-in cupboard, stairs off.

### Kitchen 12' 5" x 5' 7" (3.78m x 1.70m)

Fitted kitchen with Wood wall and base units marble effect surfaces over. Tiled floor and tile effect walls. Includes cooker point, Power Point, Washer point.

### Bathroom 8' 5" x 6' 5" (2.56m x 1.95m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with mixer shower over. Part tiled walls and tiled floor.

## First Floor

### Bedroom 1 11' 3" x 11' 1" (3.42m x 3.39m)

With carpeted floor, power points, window to front.

### Bedroom 2 11' 9" x 11' 1" (3.57m x 3.38m)

With carpeted floor, radiator, Power Point, built-in cupboard.

## Outside

At the rear is an enclosed 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.

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



## 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**

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.

