

KEATES

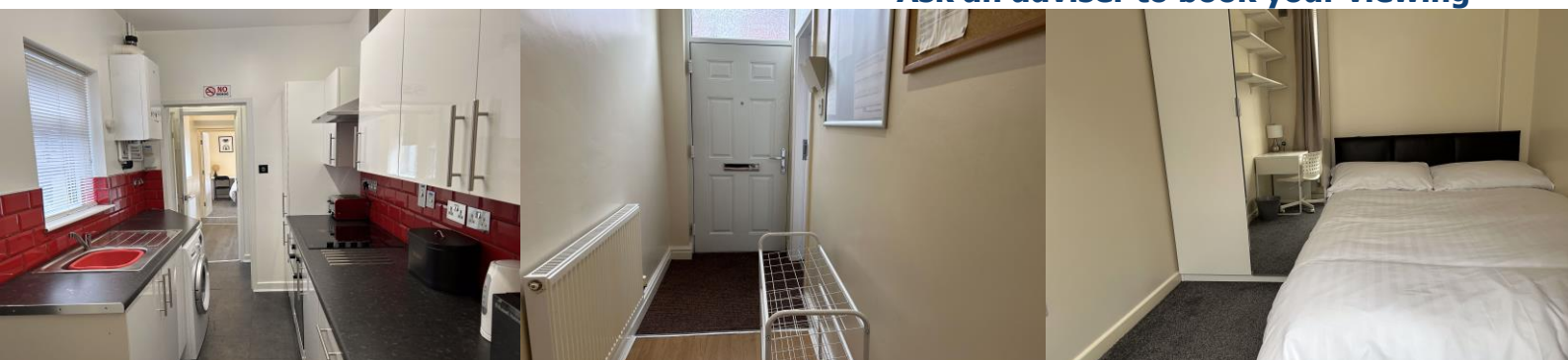
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Four bed Student Investment Property
- Central Heated and Double Glazed
- EPC Band C Rating 70. Council Tax A
- Modernised and Close to Uni
- Potential Rental Income £100 per room per week inc bills
- Ask an adviser to book your viewing



47 Crowther Street, Stoke-On-Trent
Stoke-On-Trent, ST4 2ER

**Offers in Excess of
£150,000**

Description

A fully modernised, four bedroomed student investment property, situated closest after University. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises hallway, bedroom, living room, kitchen, shower, room, WC, and a further bedroom at ground floor level with two bedrooms and a further bathroom. to the first floor. Thank you for asking Keates to attend and value your property.

Ground Floor

Hallway

With laminate floor, radiator, composite door to front.

Bedroom 1 *11' 6" x 8' 7" (3.50m x 2.61m)*

With carpeted floor, radiator, power points.

Living Room *11' 5" x 12' 3" (3.48m x 3.73m)*

With laminate floor, radiator, Power Point, aerial point, stairs off

Kitchen *6' 7" x 11' 7" (2.01m x 3.54m)*

Modern fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker, hob and extractor hood, Power Point, washer point.

Rear Hall

With laminate floor, radiator, window to side.

Shower Room *3' 7" x 5' 3" (1.08m x 1.59m)*

With polycarbonate, walls and ceiling, tiled floor, towel radiator, enclosed shower cubicle with electric shower.

WC *3' 10" x 4' 2" (1.16m x 1.26m)*

With WC and basin in white, part tiled walls and tile floor.

Bedroom 2 *10' 1" x 6' 9" (3.08m x 2.06m)*

With carpeted floor, radiator, Power Point.

First Floor

Landing

with carpeted floor.

Bedroom 3 *11' 6" x 8' 4" (3.50m x 2.55m)*

With carpeted floor, radiator, Power Point

Bedroom 4 *13' 0" x 11' 5" (3.95m x 3.47m)*

With carpeted floor, radiator, Power Point.

Bathroom *6' 10" x 4' 5" (2.09m x 1.35m)*

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath. Tiled walls and tile effect floor. Includes radiator and extractor fan.

Outside

At the rear is in close to paved yard with pedestrian access.

Furnishings

Included in the sale, subject to level of offer.

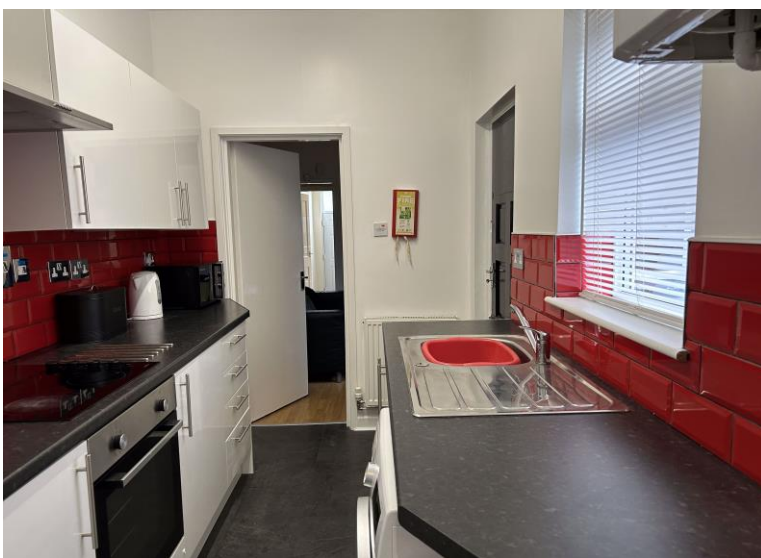
Viewings

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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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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