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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- Two Bedroom Terraced House
- Two Reception Rooms
- Energy Performance Band C, Rating 69
- Two Bedroom Terraced House, GCH, DG
- Garden at the rear
- Please Ask an Advisor for Further Details



32 Bright Street, Meir
Stoke-On-Trent, ST3 6AQ

£87,950

Description

GARDEN AT THE REAR: This modernised terrace is situated in Meir on the outskirts of Stoke on Trent. The property is gas central heated and double glazed, with living accommodation comprising two reception rooms, kitchen and bathroom at ground floor level, with two bedrooms to the first floor. To the rear of the property is a garden with lawned garden with raised flower beds.

Reception Room 1

With radiator, power points, and carpeted flooring.

Reception Room 2 *11' 5" x 11' 11" (3.49m x 3.64m)*

With cupboard, radiator, power points, aerial point, and carpeted flooring.

Kitchen *6' 1" x 11' 11" (1.85m x 3.63m)*

Fitted kitchen with cream units, wood-effect worktops, and integral cooker and hob. Also with part-tiled walls, and tiled flooring.

Bathroom *6' 0" x 6' 9" (1.84m x 2.06m)*

With tiled walls and white bathroom suite comprising WC, pedestal washbasin and panelled bath with shower over.

First Floor

Bedroom 1 *11' 5" x 11' 11" (3.49m x 3.64m)*

With cupboard, radiator, power points, and carpeted flooring.

Bedroom 2 *11' 5" x 11' 11" (3.49m x 3.63m)*

With radiator, power points, and carpeted flooring.

Outside

Rear garden with lawn area and raised flower beds.

Access

Please note viewing access is by the cooperation of the current tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

Viewings

To view this, or any other of our properties, please call 01782 413580. 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



32, Bright Street
STOKE-ON-TRENT
ST3 6AQ

Dwelling type: Mid-terrace house
Date of assessment: 09 February 2010
Date of certificate: 10 February 2010
Reference number: 0075-2821-6024-9400-4075
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	255 kWh/m ² per year	255 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	3.0 tonnes per year
Lighting	£71 per year	£71 per year
Heating	£452 per year	£428 per year
Hot water	£91 per year	£91 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.