



- **Large Five Bedroom Town House**
- **Would Suite HMO subject to license**
- **EPC Band D Rating 59, Council Tax A**
- **In need of updating**
- **Gas Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



**25 Woodhouse Street, Stoke-On-Trent**  
Stoke-On-Trent, ST4 1EH

**£150,000**

## Description

A large five bedroom three story town house in need of internal updating which would suit conversion to house of multiple occupation . The property benefits from gas central heating and double glazing but requires internal updating. Accommodation comprises hallway, living room, dining room, kitchen diner and bathroom at ground floor level with four bedrooms the bathroom to the first floor .On the second floor is a further bedroom . To the frontage is gravelled off-road parking at the rear is an enclosed paved yard. Subject to potential rental income of £95 Per room including bills.

## Ground Floor

### Entrance Porch

With half tiled walls and carpeted floor. Composite door to front.

### Hallway

With wood effect floor, stairs off, radiator, Power Point.

### Living Room 12' 11" x 14' 10" (3.94m x 4.51m)

*Maximum to bay*

With carpeted floor, radiator, Power Point, bay window to front

### Dining Room 11' 0" x 12' 4" (3.35m x 3.76m)

With wood effect floor, radiator, Power Point

### Kitchen/Breakfast Room 12' 0" x 10' 0" (3.66m x 3.04m)

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and wood effect floor. Include suspended ceiling, boiler, power points, cooker point

### Bathroom 1 10' 1" x 10' 0" (3.07m x 3.04m)

Fitted bathroom suite in white with WC, basin, enclosed shower cubicle with electric shower. Polycarbonate walls, part tiled floor. Includes radiator.

## First Floor

### Landing

With carpeted floor, fitted balustrade, Power Point.

### Bedroom 1 9' 8" x 7' 3" (2.95m x 2.21m)

With carpet floor, radiator, PowerPoint and built-in cupboard.

### Bedroom 2 8' 7" x 12' 4" (2.62m x 3.76m)

With carpeted floor, radiator, Power Point

### Bedroom 3 10' 10" x 12' 3" (3.29m x 3.74m)

With carpeted floor, radiator, Power Point

### Bedroom 4 10' 8" x 10' 0" (3.26m x 3.06m)

With carpeted floor, radiator, Power Point.

### Bathroom 2 11' 2" x 4' 11" (3.41m x 1.50m)

Fitted bathroom suite in white with corner bath and mixer shower, WC, basin. Part tiled walls and tile effect floor. Includes heated chrome towel radiator.

## Second Floor

### Landing

With carpeted floor.

### Bedroom 5 16' 1" x 17' 3" (4.90m x 5.26m) *Maximum Measurement*

With carpet floor, radiator, Power Point

### Outside

To the frontage is gravelled off-road parking. 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

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#### 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.

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# Energy performance certificate (EPC)

25 Woodhouse Street STOKE-ON-TRENT ST4 1EH	Energy rating <b>D</b>	Valid until: <b>19 September 2032</b>
		Certificate number: <b>5402-2021-7550-4720-1222</b>

## Property type

Mid-terrace house

## Total floor area

134 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 efficiency rating for this property

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

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