

**STOKE**

84 Church Street  
Stoke on Trent  
ST4 1BS  
**01782 847083**

**LONGTON**

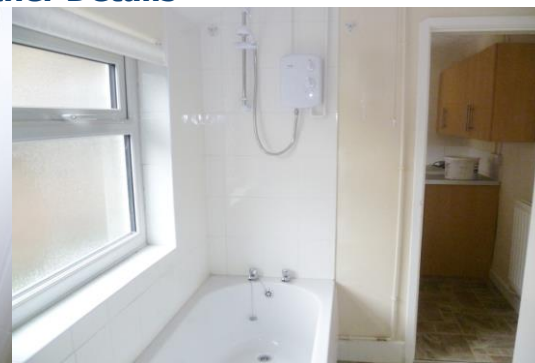
69 The Strand  
Longton  
ST3 2NS  
**01782 847083**

**CHEADLE**

66 High Street  
Cheadle  
ST10 1AJ  
**01538 753177**



- **Two Bedroom Terrace**
- **Gas Central Heating, Double Glazing**
- **Energy Performance Band E, Rating 45**
- **Previous Rental Income £380 PCM**
- **Rear Garden**
- **Please Ask One Of Our Advisors For Further Details**



**334 Werrington Road, Bucknall**  
Stoke-on-trent, ST2 9AX

**£69,950**

## Description

A rental property, previously achieving a rental income of £380 PCM, this two bedroom terrace house benefits from gas central heating, double glazing and a modern kitchen and bathroom. Living accommodation comprises two reception rooms, kitchen and bathroom at ground floor level, with two bedrooms to the first floor. To the rear of the property there is a garden with a brick built store.

## Ground Floor

**Front Reception Room** 3.58m(11'9") x 3.53m(11'7")

With aerial point, power points, radiator, new carpets and curtains.

**Rear Reception Room** 4.29m(14'1") x 3.48m(11'5")

A large reception room with aerial points, power points, radiator and new carpets.

**Kitchen** 2.88m(9'5") x 1.99m(6'6")

Beech wall and base units with a grey granite effect work surface, brick tiled flooring, part tiled walls, power points, radiator and a washer point. Also with a integrated cooker and hob.

**Bathroom** 2.08m(6'10") x 1.91m(6'3")

A new white bathroom suite with a pedestal wash basin, wc and a panelled bath with a shower above, part tiled walls and vinyl flooring.

## First Floor

**Front Bedroom** 4.57m(15'0") x 3.38m(11'1")

A large bedroom with power points, radiator and new carpets.

**Rear Bedroom** 3.53m(11'7") x 3.40m(11'2")

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

## Outside

Small garden with low wall to the front. Rear garden with patio, lawn and shrubs.

## 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.

## Tenancy

The property was let at a rental of £380.00 per calendar month until 27/8/15, with a new tenant currently being sought at the same rental. Please note viewing access is by the cooperation of the tenants who have a legal interest in the property and as such viewings need to be arranged with their consent.

Keates Hulme 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 Hulme 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 Hulme 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

### 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**

### 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

334, Werrington Road  
STOKE-ON-TRENT  
ST2 9AX

Dwelling type: Mid-terrace house  
Date of assessment: 16 September 2009  
Date of certificate: 16-Sep-2009  
Reference number: 0068-2876-6515-0491-3565  
Total floor area: 59 m<sup>2</sup>


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	<b>45</b>	<b>57</b>
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	<b>39</b>	<b>50</b>
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	518 kWh/m <sup>2</sup> per year	400 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.1 tonnes per year	4.0 tonnes per year
Lighting	£48 per year	£29 per year
Heating	£752 per year	£612 per year
Hot water	£132 per year	£102 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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.

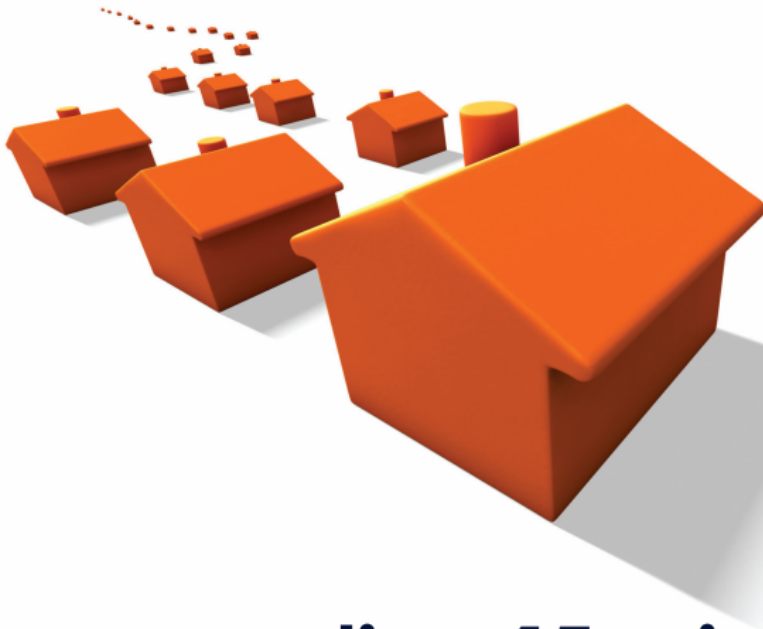
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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