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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Two Bed Detached Bungalow**
- **Gas Central Heating, Double Glazing, Alarm**
- **Ample Parking to Front**
- **Lawned Garden to Rear**
- **EPC Band D Rating 55, Council Tax C**
- **Please Ask One of Our Advisors For Further Details**



2 Dovedale Road, Kingsley
Stoke-On-Trent, ST10 2AD

Offers in Excess of
£250,000

Description

A two bedroom detached garden with gardens and parking, situated in the Staffordshire Moorlands village of Kingsley, a short drive from Alton Towers and the towns of Ashbourne and Cheadle. The property is gas central heated and double glazed, with a burglar alarm system, and living accommodation comprising entrance hallway, living room, kitchen, two bedrooms and a bathroom. To the front and side of the property, there is a gravelled driveway, providing ample parking, and to the rear there is a lawned garden with gravel pathways.

Hallway

With pvcu double glazed entrance door, radiator, power points, and wood laminate flooring.

Living Room 11' 10" x 11' 12" (3.61m x 3.65m)

With pvcu double glazed bay window to front aspect, feature hearth, radiator, power points, aerial point, and wood laminate flooring.

Kitchen 9' 4" x 11' 4" (2.85m x 3.46m)

Fitted kitchen with cream gloss units, granite effect worktops, integral cooker and hob. With pvcu double glazed window to rear aspect, radiator, power point, washer point, part-tiled walls, tiled flooring, and loft access.

Bathroom 6' 4" x 7' 7" (1.94m x 2.32m)

White bathroom suite comprising WC, pedestal washbasin and panelled bath with shower over. With pvcu double glazed window to front aspect, radiator, tiled walls and tiled flooring.

Bedroom 1 10' 12" x 12' 8" (3.35m x 3.85m)

With pvcu double glazed bay window to front aspect, radiator, power points, and wood laminate flooring.

Bedroom 2 9' 2" x 11' 5" (2.79m x 3.49m)

With feature hearth, radiator, power points, wood laminate flooring, and pvcu double glazed patio doors leading out into the garden.

Outside

To the front and side of the property, there is a gravelled driveway, providing ample parking, and to the rear there is a lawned garden with gravel pathways.

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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Energy performance certificate (EPC)

2, Dovedale Road Kingsley STOKE-ON-TRENT ST10 2AD	Energy rating D	Valid until: 15 January 2025
		Certificate number: 8534-7622-2089-1592-2992

Property type

Detached bungalow

Total floor area

58 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.](#)