

# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modernised Tow Bed Detached Bungalow**
- **Gas Central Heated, Double Glazed**
- **EPC Awaited, Council Tax B**
- **Modern Kitchen and Bathroom**
- **Parking, Garage and Gardens**
- **Ask an adviser to book your viewing**



**3 Sandiway Place, Stoke-On-Trent**  
Stoke-On-Trent, ST1 6SQ

**£195,000**

## Description

A totally modernised two bedroom detached bungalow situated in the popular suburb of Birches Head. This two bedroom property benefits from a newly fitted kitchen and bathroom, gas central heating, double glazing and off-road parking with single garage. Accommodation comprises entrance porch, living room, kitchen, two bedrooms and a bathroom. To the frontage is a low maintenance, gravel garden and paved driveway, leading to a single garage and low maintenance paved rear garden.

## Accommodation

### Entrance Porch

With carpeted floor, PVCu door to front.

### Living Room 20' 0" x 10' 11" (6.10m x 3.33m)

With carpeted floor, radiator, Power Point, wall lights, aerial point, bay window to front.

### Inner Hall

With carpeted floor, access to loft.

### Bedroom 1 8' 4" x 13' 0" (2.55m x 3.95m)

With carpeted floor, radiator, Power Point, TV point.

### Bedroom 2 8' 4" x 10' 8" (2.55m x 3.26m)

With carpeted floor, radiator, Power Point.

### Family Bathroom 5' 9" x 8' 9" (1.76m x 2.67m)

Modern fitted bathroom suite in white with WC and basin set in vanity unit, panel bath with fitted shower screen. Part tiled walls and tile effect floor. Includes extractor fan, radiator and built-in airing cupboard.

### Kitchen 13' 7" x 6' 8" (4.13m x 2.03m)

Modern fitted kitchen with white wall and base units wood effect surfaces over. Wood effect floor and wood effect splash backs to units. Includes integrated extractor fan, radiator, PVCu door to rear.

## Outside

To the frontage is a gravelled low maintenance garden with side paved driveway, suitable for parking, leading to a single detached garage and rear patio.

### Garage 17' 11" x 9' 4" (5.45m x 2.85m)

With up and over door, concrete floor, electrical, power, and lighting.

## Relevant Information

The grant of probate has not yet been returned and this may delay the purchase of the property. It is estimated to be granted by early March 2024. Prospective buyers should not the timescales prior to proceeding with a purchase.

## 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.

sales • lets • surveys • auctions



[www.keates.uk.com](http://www.keates.uk.com)



# KEATES

sales • lets • surveys • auctions

84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com

## 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**

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.

