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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Rural Three Bed Semi Detached Property
- Large rear garden with sun house
- EPC Band E, Rating 47. Council Tax C
- Rural with panoramic views at the rear
- Modern Kitchen and Bathroom
- Ask an adviser to book your viewing



4 Wootton Lane, Oakamoor
Stoke-On-Trent, ST10 3BJ

Offers in Excess of
£365,000

Description

A modernised three bedroom semi-detached property situated in the popular village of Farley on the edge of Staffordshire moorlands near Derbyshire. With panoramic views of open countryside at the rear this rural semi-detached property benefits from double glazing, oil fired, central heating, a large garden at the rear and off-road parking. Accommodation comprises entrance hall, living room, kitchen, lean to utility and WC. With three bedrooms and a bathroom to the first floor. The attic has also been converted to a usable space with a window and electric power points. At the rear is an extensive garden with a sun house onto open views.

Ground Floor

Hallway

With composite door front, carpeted floor, radiator, stairs off.

Living Room 20' 9" x 12' 9" (6.33m x 3.88m)

With carpeted floor, two radiators, Power Points, aerial point, telephone point, feature hearth with inset log burner stove and patio doors rear.

Kitchen 10' 1" x 10' 4" (3.08m x 3.15m)

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and tile effect floor. Includes integrated oven, hob and extractor hood, extractor fan, radiator, built-in cupboard, door to side onto Lean to.

Lean To 10' 1" x 14' 3" (3.08m x 4.35m)

With concrete floor, PVCu doors to front and rear, built-in storeroom used as a utility and WC. The vendor has approval for alterations to include a new utility room, shower room/wc and kitchen extension for this area.

First Floor

Landing

With carpeted floor, built-in storage, window to front, Power Point.

Bedroom 1 13' 5" x 9' 0" (4.10m x 2.74m)

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

Bedroom 2 12' 8" x 10' 11" (3.85m x 3.33m)

With carpeted floor, radiator, Power Point.

Bedroom 3 10' 0" x 6' 11" (3.05m x 2.12m)

With carpeted floor, radiator, Power Point.

Family Bathroom 6' 4" x 6' 8" (1.92m x 2.04m)

Modern fitted bathroom suite in white with pedestal basin, panel bath with rainfall style shower and screen over. Majority tiled walls and wood effect floor. Includes feature towel radiator.

WC 3' 9" x 5' 0" (1.14m x 1.52m)

Modern fitted suite in white with WC, corner basin, half tiled walls and wood effect floor. Includes feature towel, radiator, window side.

Attic Room 9' 11" x 18' 3" (3.03m x 5.56m)

Accessed off a loft ladder is boarded loft door with Vellux window, boarded floor, electrical lighting and PowerPoint.

Outside

To the frontage is a tarmac, driveway suitable for parking two or three cars with a lawned garden at the side. At the rear is an extensive lawn garden, decked, seating area, sun house and storage shed.

Sun House 7' 10" x 9' 11" (2.40m x 3.01m)

Sun house, with inset, spotlights, wooden floor, electrical PowerPoint and lighting. At the rear of the sun house is a storage shed measuring 2.93x2.61 m with wooden floor.

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)

4, Wootton Lane Oakamoor STOKE-ON-TRENT ST10 3BJ	Energy rating E	Valid until: 1 May 2029
		Certificate number: 0403-2802-7455-9501-6525

Property type Semi-detached house

Total floor area 92 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance