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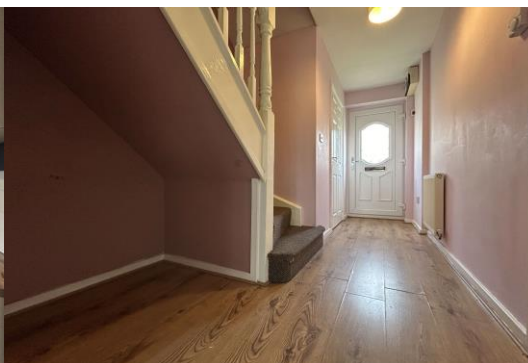
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bed Modern Semi Detached Property**
- **Gas Central Heating**
- **EPC Band C, Rating 69. Council Tax C**
- **Off-road Parking, Garage and Gardens**
- **Double Glazing**
- **Ask an adviser for further details**



9 Kenilworth Walk, Cheadle
Stoke-On-Trent, ST10 1WA

**Offers in the
Region Of £170,000**

Description

A modern three bedroom semi-detached property situated on the outskirts of Cheadle. The property benefits from off-road parking, gardens, garage, gas central heating and double glazing. Accommodation comprises hallway, ground floor WC, kitchen, living room, conservatory at ground floor level with three bedrooms and a family bathroom to the first floor. To the outside is a front lawned garden leading to a side tarmac driveway with parking for two cars and a single garage. At the rear is a lawned garden and patio seating area.

Ground Floor

Hallway

With wood laminate floor, radiator, power points, Telephone point. Stairs off

Ground Floor WC *3' 2" x 5' 4" (.97m x 1.62m)*

Fitted suite in white with WC and basin. Tiled floor and part tiled walls. Includes radiator and fitted blind.

Kitchen *10' 9" x 9' 11" (3.27m x 3.01m)*

Modern fitted kitchen with white wall and base units wood effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood, power points, washer point and fitted blind.

Living Room *16' 1" x 13' 11" (4.91m x 4.23m)*

With wood laminate floor, radiator, Power Point, aerial point, feature hearth with inset fire.

Conservatory *9' 10" x 8' 2" (3.00m x 2.48m)*

With tiled floor and power points. Patio door to rear.

First Floor

Landing

With carpeted floor and PowerPoint. Stairs off.

Bedroom 1 *12' 9" x 13' 11" (3.88m x 4.23m)*

Maximum

With carpeted floor, radiator, fitted blinds, Power Point, aerial point, built-in boiler cupboard.

Bedroom 2 *9' 7" x 6' 9" (2.92m x 2.06m) Maximum*

With carpeted floor, Power Point, radiator.

Bedroom 3 *8' 3" x 6' 10" (2.52m x 2.08m)*

With carpeted floor, radiator, Power Point

Family Bathroom *6' 2" x 6' 2" (1.89m x 1.89m)*

Fitted bathroom suite in white with WC, pedestal basin, panelled bath with mixer shower over. Tiled floor and part tiled walls. Includes radiator and fitted blind.

Garage *17' 2" x 8' 8" (5.22m x 2.65m)*

With up and over garage door to front, concrete floor, electrical power and lighting, door to garden.

Outside

To the frontage is a lawned garden leading to a side driveway with parking for two cars. At the rear garden and patio seating area.

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 nationwide. 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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9, Kenilworth Walk, Cheadle, STOKE-ON-TRENT, ST10 1WA

Dwelling type: Semi-detached house **Reference number:** 8609-6571-7229-9897-5873
Date of assessment: 13 August 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 August 2013 **Total floor area:** 69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,881
Over 3 years you could save	£ 360

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 135 over 3 years	
Heating	£ 1,374 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 306 over 3 years	£ 180 over 3 years	
Totals	£ 1,881	£ 1,521	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>69</p>	<p>86</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 76
2 Low energy lighting for all fixed outlets	£15	£ 54
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 152

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.