

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Two bedroom detached bungalow
- Central heated and double glazed
- EPC Band C Rating 70, Council Tax C
- In need of internal modernisation
- Parking and gardens
- Ask an advisor to book your viewing



**4 Wesker Place, Stoke-On-Trent**  
Stoke-On-Trent, ST3 5RF

**Offers in Excess of**  
**£195,000**

## Description

A two bedroom detached bungalow situated in Park Hall. This two bedroom property Benefits from gas central heating, double glazing, off-road parking for three cars and a single garage. Accommodation comprises entrance hall, dining room, kitchen, living room, bathroom, and two bedrooms. To the frontage is a low maintenance gravelled garden and side mono block paved driveway, leading to a detached single garage. At the rear is a low maintenance, paved and gravelled garden.

## Accommodation

### Hallway

With laminate floor, Power Point, built-in airing cupboard.

### Kitchen 10' 11" x 7' 7" (3.33m x 2.31m)

Fitted kitchen with cream wall and base units, granite effect surfaces over. Wood effect vinyl floor. Includes integrated extractor hood, Power Points and Washer point.

### Dining area 7' 4" x 7' 7" (2.23m x 2.31m)

With laminate floor, radiator, Power Point.

### Living Room 20' 1" x 11' 5" (6.11m x 3.47m)

With bay window to front, carpeted floor, two radiators, Power Points and TV point.

### Inner Hall

With laminate floor.

### Bedroom 1 9' 3" x 13' 6" (2.83m x 4.11m)

With carpeted floor, radiator, power points.

### Bedroom 2 7' 10" x 10' 8" (2.40m x 3.26m)

With carpeted floor, radiator, Power Point.

### Bathroom 7' 10" x 5' 6" (2.39m x 1.67m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Fully tiled walls and wood effect floor. Includes heated chrome towel radiator and extractor fan.

### Garage 8' 6" x 17' 3" (2.58m x 5.27m)

With concrete floor, Power Point, electric, lighting and up and over door.

## Outside

To the frontage is a low maintenance, graveled garden leading to a side mono block paved driveway onto a single detached garage. At the rear is a low maintenance, paved and graveled garden.

## 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 WESKER PLACE STOKE-ON-TRENT ST3 5RF	Energy rating <b>C</b>	Valid until: <b>5 July 2031</b>
		Certificate number: <b>2811-3330-8170-3887-1741</b>

**Property type** Detached bungalow

**Total floor area** 62 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>	70 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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