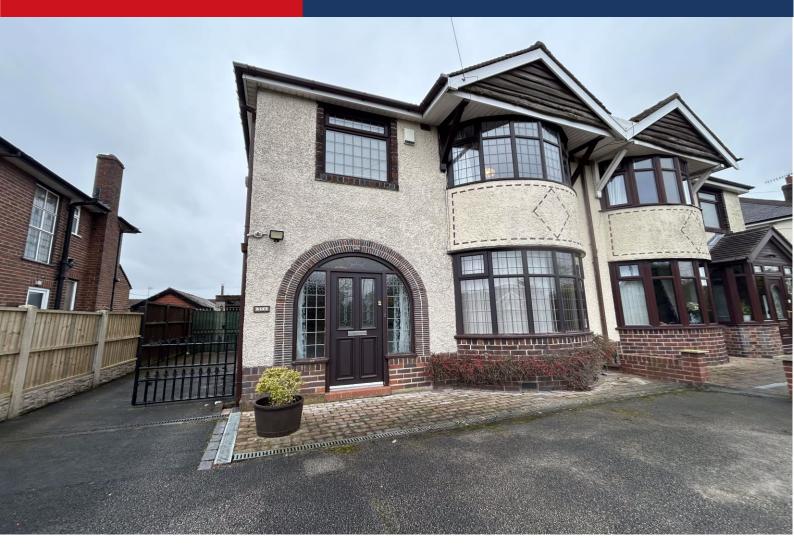


84 Church Street Stoke-on-Trent ST4 1BS

01782 847083 www.keates.uk.com



- Large Period Three Bed Semi
- Central Heated and Double Glazed
- EPC Awaited, Council Tax C

- Ample Parking, Garden and Conservatory
- Selective updating needed
- Ask an adviser to book your viewing





£235,000

#### Description

Keates are delighted to present this large three bedroom period semi-detached property on Weston Road. This impressive semi Benefits from gas central heating and double glazing, ample, off-road parking but requires some updating. Accommodation comprises hallway, dining room, WC, kitchen, rear hall, living room and conservatory at ground floor level with three bedrooms, a family bathroom and separate WC to the first floor. To the frontage is a large tarmac driveway, suitable for parking six cars. At the rear is a lawn garden, patio seating area, single garage with a storage shed and greenhouse.

#### **Ground Floor**

#### **Entrance Hall**

A large entrance hall with carpeted floor, Power Point, radiator and WC off.

#### Dining Room 12' 8" x 14' 6" (3.87m x 4.41m)

*Maximum* With carpeted floor, radiator, Power Point, picture rail and wall lights.

#### WC 5' 6" x 5' 4" (1.68m x 1.63m)

Fitted bathroom suite, in pale green with WC and basin. Tiled floor and tiled walls. Window to side.

#### **Rear Hall**

With tiled floor and PVCu door to rear.

#### **Kitchen** *12' 0" x 8' 8" (3.65m x 2.63m)*

Fitted kitchen with cream wall and base units, wood effect surfaces over. Part tiled walls and tiled floor. Includes Washer point, cooker point, Power Point, inset spotlights .

**Living Room** 12' 9" x 15' 0" (3.89m x 4.56m) With carpeted floor, radiator, Power Point, wall lights, feature hearth with inset fire.

**Conservatory** 9' 1" x 12' 3" (2.76m x 3.74m) With tiled floor, Power Point, patio door to rear.

#### **First Floor**

#### Landing

With carpeted floor, window to side, WC off.

**Bedroom 1** *11' 5" x 14' 9" (3.49m x 4.50m) max* With carpeted floor, radiator, Power Point, built-in wardrobes. **Bedroom 2** 10' 4" x 14' 11" (3.16m x 4.55m) With carpeted floor, radiator, Power Point and built-in wardrobes.

**Bedroom 3** 12' 5" x 7' 11" (3.79m x 2.41m) With carpeted floor, radiator, Power Point window to rear.

#### **WC** 5' 4" x 2' 10" (1.62m x .86m)

With WC, in white, part tiled walls, tile effect floor. Window to side.

#### Bathroom 5' 10" x 7' 10" (1.78m x 2.40m)

Fitted bathroom suite in white with pedestal basin, enclosed shower cubicle with combination shower. Fully tiled walls and wood effect floor. Includes radiator, extractor fan, inset spotlights and airing cupboard.

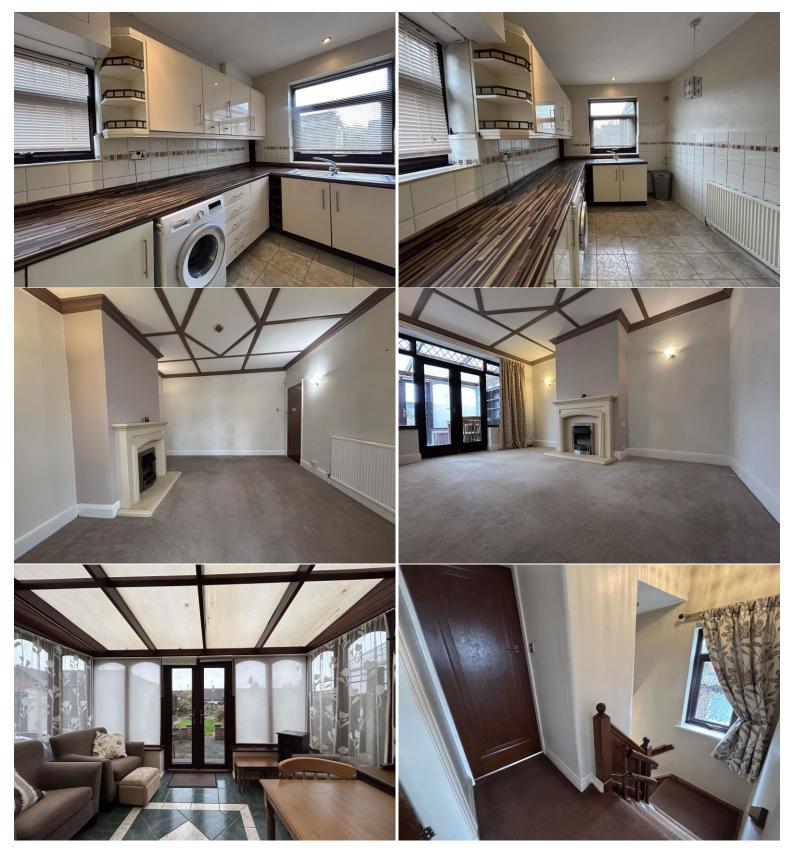
#### Outside

To the frontage is a large tarmac driveway, suitable for parking numerous cars and a hedged front border. At the rear is an enclosed garden with patio seating area lawn, single garage, shed and greenhouse.

#### **Garage** 10' 1" x 19' 1" (3.07m x 5.82m)

With up and over electric door, concrete floor, power, and lighting points.

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#### **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. Ulike a mortage 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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