

KEATES

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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



354 Weston Road, Stoke-On-Trent
Stoke-On-Trent, ST3 6HD

£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.

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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