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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Large Character Four Bedroom Detached
- Period Features throughout
- EPC Awaited, Council Tax E
- Large Gardens, Open fields at the Rear
- Central Heated at Double Glazed
- Ask an adviser to book your viewing



297 Draycott Old Road, Draycott
Stoke-On-Trent, ST11 9AH

£485,000

Description

A large four bedroom detached character property situated in Draycott with views at the rear onto open fields. This detached property sits on a large plot and benefits from gas central heating and double glazing throughout but requires some internal modernisation. Accommodation comprises entrance hall, study, dining room, through living room, kitchen, separate WC and rear hall onto Integral garage at ground floor level. To the first floor are four bedrooms and two bathrooms. From the frontage is a large driveway, suitable for Parking four cars and a lawn extending to the side of the house. At the rear is an extensive lawn with patio seating area and views onto open fields.

Ground Floor

Open Porch

With Minton tile floor, light to side.

Hallway

With tile effect, vinyl floor, radiator, Power Point, telephone point, wall lights, built-in cupboard

Study 11' 10" x 15' 5" (3.60m x 4.70m)

With carpeted floor, bay window to front, radiator, Power Point, wall lights, picture rail.

Dining Room 11' 11" x 11' 9" (3.63m x 3.59m)

With carpeted floor, radiator, Power Point, feature open fire and hearth.

Living Room 28' 1" x 13' 3" (8.55m x 4.05m)

With bay windows to front and rear, carpeted floor, radiators, power, points, window seat, picture rail, feature hearth with open fire.

Kitchen 16' 1" x 7' 7" (4.89m x 2.31m)

Fitted kitchen with pale wood wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes Power Point, washer point, cooker point, bay windows to side and rear.

Rear Hall

With tiled floor, PVCu door onto driveway.

WC 3' 11" x 6' 5" (1.19m x 1.95m)

Fitted suite in white with WC corner basin. Tiled walls and floor. Includes radiator and window to rear.

Garage 10' 4" x 16' 6" (3.14m x 5.03m)

Integral to the house with concrete floor, electrical power, and lighting, double doors to driveway and PVCu door to rear

First Floor

Landing

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

Bedroom 1 9' 7" x 7' 4" (2.93m x 2.24m)

With carpeted floor, radiator, Power Point.

Bedroom 2 10' 2" x 13' 3" (3.11m x 4.04m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Family Bathroom 8' 2" x 10' 2" (2.48m x 3.09m)

Modern fitted bathroom suite in white with WC, panel bath and basin set in vanity unit. Fully tiled walls and vinyl floor. Includes radiator and airing cupboard.

Bedroom 3 13' 5" x 14' 4" (4.09m x 4.37m)

With corner bay window, radiator, Power Point, built-in wardrobes.

Bedroom 4 13' 10" x 14' 0" (4.21m x 4.27m)

With bay window to rear, carpeted floor, Power Point, radiator, en-suite, bathroom off.

En-suite/ Jack and Jill 9' 5" x 8' 9" (2.86m x 2.67m)

Maximum Measurement

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Part vinyl part carpeted floor, built-in storage cupboards. Includes radiator and extractor fan.

Outside

To the frontage is a large driveway, suitable for Parking four cars and a lawn. At the rear is an extensive rear lawn with views onto fields.

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.

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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. 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.

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Sales

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