

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Three Bed Semi Detached House, Corner Plot**
- **Central Heated, Double Glazed**
- **EPC Ordered, Council Tax B**
- **Parking, Garage and Gardens**
- **Needs internal Updating**
- **Ask an adviser to book your viewing**



**29 Hillcrest Avenue, Kingsley Holt**  
Stoke-On-Trent, ST10 2BJ

**Offers in Excess of**  
**£210,000**

## Description

Situated on a large corner plot this three bedroom semi detached property is situated in the rural village of Kingsley Holt on the edge of the Churnet valley. Requiring some internal updating but benefiting from gas central heating, double glazing throughout and ample off-road parking with single garage at the rear. Accommodation comprises entrance hall, WC, open plan living room/dining room, kitchen and side porch at ground floor level with a landing, three bedrooms and a family bathroom to the first floor. To the frontage is a lawn garden leading to a side mono block pave driveway onto a brick built garage and allotment style rear garden.

## Ground Floor

### Entrance Hall

With tiled floor, PVCu door front, under stairs, cupboard. Stairs off.

### WC 3' 4" x 4' 10" (1.01m x 1.48m)

With tile floor, WC in white.

### Living Room/ Dining Room 24' 3" x 11' 10" (7.38m x 3.61m) Maximum to Bay

With carpeted floor, two radiators, Power Point, aerial point, feature hearth with log burner stove

### Kitchen 9' 11" x 7' 8" (3.02m x 2.33m)

Fitted kitchen with wood wall and base units marble effect surfaces over. Fully tiled floor and part tiled walls. Includes integrated cooker, hob and extractor hood, Power Point, Washer point.

### Side Porch 6' 8" x 9' 4" (2.04m x 2.85m)

With tiled floor, Power Point, PVCu door.

## First Floor

### Landing

With carpeted floor, window side, fitted balustrade, Power Point, stairs off.

### Bedroom 1 11' 7" x 12' 4" (3.52m x 3.77m) Max to bay

With carpeted floor, radiator, Power Point.

### Bedroom 2 10' 8" x 11' 11" (3.24m x 3.64m)

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

### Bedroom 3 7' 9" x 7' 6" (2.36m x 2.28m) Childs Bedroom

With carpeted floor, radiator, Power Point.

### Bathroom 7' 2" x 6' 3" (2.19m x 1.90m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Fully tiled walls and laminate floor. Includes radiator.

## Outside

To the frontage is a lawn garden leading to a side mono block pave driveway onto a brick built garage and allotment style rear 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

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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, 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 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 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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