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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Period End of Terrace with Views onto Fields**
- **Rural Location**
- **EPC Instructed, Council Tax B**
- **Central Heated, Double Glazed**
- **See Relevant Information Clause**
- **Ask an adviser to book your viewing**



300 New Street, Biddulph Moor
Stoke-On-Trent, ST8 7NQ

Offers in Excess of
£155,000

Description

A period two bedroom cottage style end of terrace in the rural setting of Biddulph Moor. This period property benefits from LPG central heating, double glazing and a large garden at the rear with views onto open countryside. The property is in need of some internal updating and comprises a through living room kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a forecourt with potential side parking for a small car. At the rear is a patio seating area and extensive rear garden which requires maintenance.

Ground Floor

Living Room *24' 4" x 13' 5" (7.42m x 4.10m)*

With carpeted floor, radiators, Power Point, Aerial point, feature hearth with inset log burner stove, patio doors onto rear and stairs off.

Kitchen *13' 11" x 6' 7" (4.25m x 2.00m)*

Modern fitted kitchen with red wall and base units marble effect surfaces over. Tile effect floor. Includes cooker point, Power Points, radiator and washer point.

Bathroom *6' 6" x 8' 4" (1.99m x 2.54m)*

Modern fitted bathroom suite in white with WC, pedestal basin, Jacuzzi style bath electric shower over. Fully tiled walls and floor. Includes heated towel radiator.

First Floor

Landing

With carpeted floor, stairs off.

Bedroom 1 *13' 0" x 12' 0" (3.95m x 3.65m)*

With carpeted floor, radiators, Power Point.

Bedroom 2 *10' 11" x 11' 8" (3.32m x 3.56m)*

With carpeted floor, radiators, Power Point and built in cupboards.

Outside

To the frontage is a walled forecourt leading to potential side parking for a small car. At the rear is a yard with patio paving, storage shed and access to rear garden which is in need of maintenance.

Relevant Information

There are several pieces of information we need to bring to any prospective purchases attention. The first of these is that the property is not on mains gas but is heated by LPG gas. At the rear is a plot of land on a separate title which is being sold altogether, but this may cause one or two minor Issues on purchase. The most complex item is that the property is subject to a court order for sale as part of a financial settlement of a separation it may be that this sale takes longer than a normal sale to conclude. Prospective purchases should take note of these items.

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, 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 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)

300 New Street Biddulph Moor STOKE-ON-TRENT ST8 7NQ	Energy rating	Valid until:	10 July 2034
	E	Certificate number:	0618-3039-3203-8734-8200

Property type End-terrace house

Total floor area 74 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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