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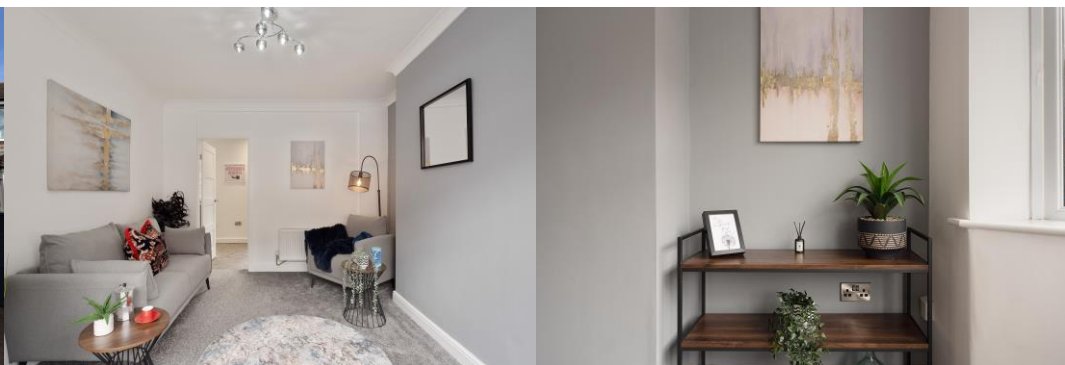
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Two Bed Semi**
- **Gas Central Heated, Double Glazed**
- **EPC Band D Rating 58 Council Tax A**
- **Newly Fitted Kitchen and Bathroom**
- **Close to Stoke Town Centre**
- **Ask an adviser to book your viewing**



104 Birks Street, Stoke-On-Trent
Stoke-On-Trent, ST4 4HF

**Offers in Excess of
£140,000**

Description

A fully modernised two bedroom semi-detached property situated on the outskirts of Stoke. The property has recently undergone renovation and benefits from gas central heating, double glazing throughout, modern kitchen and bathroom. Accommodation comprises entrance hall, living room and kitchen diner at ground floor level with two bedrooms and a family bathroom to the first floor. To the front is a walled forecourt with block paved walkways leading to a rear garden with block paving and pedestrian access.

Ground Floor

Entrance Hall

With carpeted floor, stairs off.

Living Room 14' 1" x 11' 0" (4.28m x 3.36m)

Maximum to bay window

With carpeted floor, radiator, Power Point.

Kitchen/Diner 14' 4" x 10' 1" (4.36m x 3.07m)

maximum measurement to recess

Modern fitted kitchen with feature wall and base units, wood effect surfaces over. Wood effect floor. Built-in storage cupboard and patio door onto rear. Includes Power Point, Washer point, integrated cooker hob and extractor hood.

First Floor

Landing

With carpeted floor.

Bedroom 1 11' 3" x 11' 3" (3.43m x 3.42m)

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

Bedroom 2 8' 8" x 9' 2" (2.63m x 2.80m)

With carpeted floor, radiator, Power Point.

Family Bathroom 6' 2" x 6' 8" (1.87m x 2.02m)

Modern fitted bathroom suite in white with WC and basin set in vanity units, panel bath with mixer shower and screen over. Fully tiled walls and wood effect floor. Includes heated chrome towel radiator, inset spotlights and extractor fan .

Outside

To the front is a wall forecourt with block paved walkways leading to a rear garden with block paving and pedestrian access.

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 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 nationwide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

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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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