

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Two Stone Built Semi Detached Cottage**
- **Rural with views onto open fields**
- **Central Heated and Double Glazed**
- **First Floor Bathroom and Attic Room**
- **EPC being Renewed, Council Tax B**
- **Ask an adviser to book your viewing**



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

**£215,000**

## Description

A modernised period Stone built cottage with views onto open fields in Biddulph Moor. This recently modernised property benefits from double glazing and central heating and provided by an air source heat pump. Accommodation comprises living room, dining room and kitchen at ground floor level with two bedrooms and a bathroom to the first floor. To the frontage is a walled forecourt leading to an enclosed rear garden with patio seating area and lawn with views onto fields.

## Ground Floor

### Living Room *12' 5" x 12' 2" (3.78m x 3.71m)*

With laminate floor, PVCu door front, Power Points, radiator, feature stone hearth with inbuilt log burner stove.

### Dining Room *12' 4" x 12' 0" (3.76m x 3.65m)*

With laminate floor, radiator, Power Point, stairs off.

### Kitchen *13' 7" x 5' 8" (4.14m x 1.73m)*

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and tiled floor. Includes Washer points, power points, cooker point. Door to rear.

## First Floor

### Landing

With carpeted floor, stairs off, built-in storage, Power Point.

### Bedroom 1 *11' 10" x 12' 2" (3.60m x 3.72m)*

With carpeted floor, radiator, Power Point, access to attic room.

### Bedroom 2 *7' 7" x 12' 4" (2.30m x 3.75m)*

With carpeted floor, radiator, power points, views onto open fields.

### Bathroom *11' 11" x 5' 8" (3.64m x 1.73m)*

Fitted bathroom suite with WC, pedestal basin, panel bath with mixer shower over. Part tiled walls and tiled effect floor. Includes, radiator.

### Attic Room *8' 4" x 10' 8" (2.55m x 3.24m)*

A fully boarded out and plasterboarded loft space with electrical Power Point and heating. Currently used as an office.

## Outside

To the frontage is a walled forecourt leading to an enclosed rear garden with patio seating area and lawn and views onto fields. Includes brick built store with power and lighting.

## 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 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 can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

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