

KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Three Bedroom Semi detached**
- **Gas Central Heated, Double Glazed**
- **EPC Awaited, Council Tax B**
- **In need of updating**
- **Gardens and Parking**
- **Ask an adviser to book your viewing**



15 Branson Avenue, Stoke-On-Trent
Stoke-On-Trent, ST3 5LA

£169,950

Description

A three bedroom semi detached property situated on Branson Avenue. This three bedroom property needs internal modernisation but benefits from gas central heating and double glazing throughout. Accommodation comprises hallway, through living room and kitchen at ground floor level with two double bedrooms, one small bedroom and a family bathroom to the first floor. To the frontage is a paved driveway and lawn leading to a dilapidated sectional garage and large rear garden with lawn and patio seating area.

Ground Floor

Hallway

With laminate floor, radiator, stairs off.

Living Room/ Dining Room *22' 8" x 11' 6" (6.92m x 3.50m)*

With carpeted floor, feature hearth with inset fire, radiator, Power Point, aerial point, patio doors onto rear. Open plan.

Kitchen *11' 2" x 8' 0" (3.41m x 2.45m)*

Fitted kitchen with wood wall and base units marble effect surfaces over. Part tiled walls and tiled floor. Includes Washer point, Power Point, cooker point, pantry cupboard and door to rear.

First Floor

Landing

With carpet floor, window to side, stairs off.

Bedroom 1 *11' 4" x 10' 9" (3.46m x 3.27m)*

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

Bedroom 2 *11' 7" x 9' 3" (3.53m x 2.83m)*

With laminate floor, radiator, Power Point.

Bedroom 3 *6' 7" x 6' 11" (2.01m x 2.11m)*

With radiator and power points. Considered child's bedroom.

Bathroom *6' 5" x 8' 3" (1.95m x 2.52m)*

Fitted bathroom suite in white with WC, pedestal basin and panel bath. Fully tiled walls and laminate floor. Includes radiator and built-in airing cupboard.

Outside

To the front is a paved driveway suitable for parking one car and a lawn garden with hedge borders. To the side is a sectional garage in need of repair or removal leading to a patio seating area and lawn 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

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.

sales • lets • surveys • auctions



www.keates.uk.com



KEATES

sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

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

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

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.

