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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Two bedroom detached bungalow
- Off-road parking and garage
- EPC Rating 64, Band D. Council Tax band C.
- Gas central heating and double glazing
- Front and rear gardens
- Asking advisor to book your viewing



12 Brendale Close, Stoke-On-Trent
Stoke-On-Trent, ST4 4RG

Offers in Excess of
£245,000

Description

A two bedroom detached bungalow in need of internal updating. This two bedroom property sits on a well proportioned plot with ample off-road parking and gardens. The property benefits from gas central heating and double glazing throughout. Accommodation comprises entrance porch, hall, kitchen, living room, inner hall, two bedrooms and a bathroom. To the frontage is a lawn garden and paved driveway leading to a single brick built garage. At the rear is a patio seating area and lawn garden.

Entrance Porch

With tiled floor, PVC door and window to front.

Hall

With tiled floor, radiator, Power Point, built-in cupboard.

Kitchen 10' 6" x 9' 4" (3.19m x 2.84m)

Fitted kitchen with white wall and base units marble effect surfaces over. Part tiled walls and tiled floor. Includes radiator, Power Point, washer, extractor hood.

Living Room 13' 8" x 17' 2" (4.17m x 5.24m)

With carpeted floor, radiator, Power Point, aerial point, feature hearth with inset fire.

Inner hall

With carpeted floor, built-in cupboard. Bedrooms off.

Bedroom 1 8' 8" x 13' 2" (2.64m x 4.01m)

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

Bedroom 2 10' 6" x 10' 4" (3.21m x 3.16m)

With tiled floor, radiator, Power Point. built in wardrobe.

Bathroom 8' 2" x 5' 10" (2.49m x 1.78m)

Fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Part tiled walls and tile effect floor. Includes radiator.

Garage 20' 1" x 10' 10" (6.13m x 3.30m)

With up and over door, concrete floor, electric power and Lighting.

Outside

To the frontage is a paved driveway suitable for parking three cars with a side lawn. At the rear is a patio seating area, wooden shed onto a grass lawn.

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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 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)

12 Brendale Close STOKE-ON-TRENT ST4 4RG	Energy rating	Valid until: 10 October 2034
	D	Certificate number: 7734-1820-1409-0237-2206

Property type: Detached bungalow

Total floor area: 58 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	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