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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large detached property on a premium sized plot
- Modern kitchen and bathrooms
- EPC Band C rating 74. Council Tax E.
- Gas central heating, double glazing, electric car charging point
- Parking, garage, gardens to front, side and rear



19 Widecombe Road, Stoke-On-Trent
Stoke-On-Trent, ST1 6SL

£440,000

Description

A large detached property situated on an extensive plot with views onto open fields. This detached property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance porch, hallway, study, WC, kitchen, utility, dining room and living room at ground floor level with four bedrooms, one ensuite and a family bathroom to the first floor. To the frontage is a tarmac driveway suitable for parking three cars onto a single garage and an extensive lawn. At the rear is a patio seating area an extensive front and side lawn.

Ground Floor

Entrance Porch

With parquet floor, composite door front

Study 16' 3" x 9' 9" (4.95m x 2.96m)

With carpet floor, radiator, PowerPoint, Internet point, blinds and fitted shelving.

Hallway

With carpeted floor, radiator, PowerPoint, stairs off.

Cloakroom/WC 10' 10" x 7' 4" (3.31m x 2.23m) max

Modern fitted suite in white with WC and pedestal basin. Part tiled walls and tile effect floor. Includes radiator. Doors onto Hall and study.

Kitchen 11' 8" x 13' 0" (3.55m x 3.95m)

Modern fitted kitchen with White wall and base units would affect surfaces over. Part tiled walls and tile effect floor. Includes cooker point, PowerPoint, washer point, radiator, serving hatch onto dining room. Utility room off.

Utility room 6' 6" x 6' 9" (1.97m x 2.07m)

Fitted base unit in white with wood effect surface over. Part tiled walls and tile effect floor. Includes PowerPoint, washer point, central heating boiler.

Dining Room 10' 10" x 14' 5" (3.31m x 4.40m)

With carpeted floor, radiator, PowerPoint, TV point, patio daughter rear and window to side.

Living Room 16' 10" x 13' 7" (5.13m x 4.13m)

With carpeted floor, radiator, PowerPoint, TV point, bay window to front.

First Floor

Landing

With Carpeted floor, fitted balustrade, PowerPoint, built-in airing cupboard.

Bedroom 1 14' 6" x 15' 0" (4.41m x 4.56m) max

With carpet floor, radiator, PowerPoint, built-in wardrobes, ensuite bathroom off. Views onto open fields.

En-suite 5' 8" x 7' 11" (1.73m x 2.42m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with electric shower. Part plaster walls, vinyl flooring. Includes radiator and extractor fan.

Bedroom 2 10' 3" x 11' 0" (3.12m x 3.35m)

With carpet floor, radiator, PowerPoint

Family Bathroom 10' 1" x 5' 9" (3.08m x 1.76m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower and screen over. Part tiled walls and tile effect floor. Includes radiator and extractor fan.

Bedroom 3 10' 3" x 7' 9" (3.12m x 2.36m)

With carpeted floor, radiator, PowerPoint

Bedroom 4 14' 8" x 10' 11" (4.48m x 3.34m)

With carpet floor, radiator, PowerPoint, built-in wardrobe.

Garage 17' 3" x 9' 9" (5.25m x 2.96m)

with concrete floor, up and over door, door to rear patio, electrical lighting and PowerPoint

Outside

To the frontage is a tarmac driveway suitable for parking three cars leading to a single garage and an extensive front lawn. At the rear is an extensive lawn extending to the side of the property with a patio seating area.

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

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 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)

19 Widecombe Road STOKE-ON-TRENT ST1 6SL	Energy rating C	Valid until: 27 October 2034
		Certificate number: 1390-2347-0522-1427-3043

Property type	Detached house
Total floor area	163 square metres

Rules on letting this property

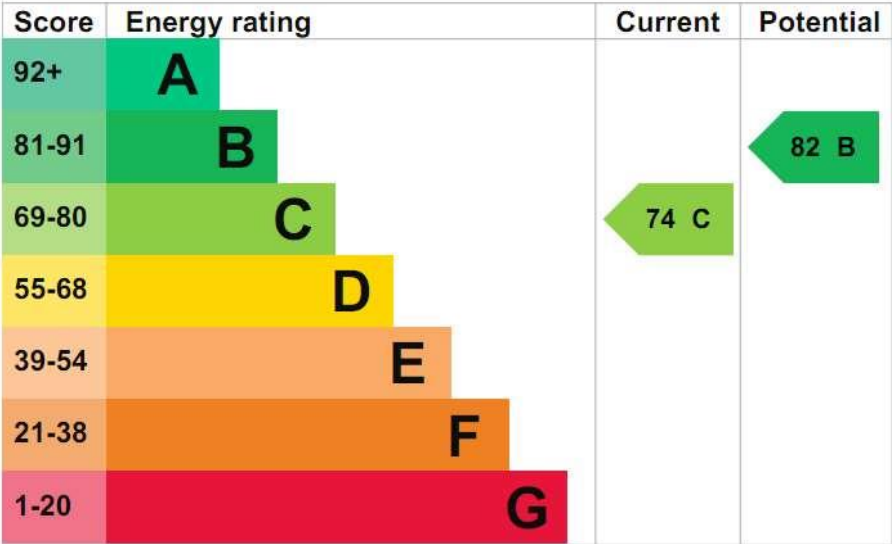
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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