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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Newly Built Three Bed Semi detached house**
- **Parking and Garden**
- **Ask an adviser to book your viewing**
- **Central Heated and Double Glazed**
- **EPC Band B Rating 83, Council Tax B**
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24 Percy Curnock Drive, Burslem
Stoke on Trent, ST6 2FB

**Offers in Excess of
£195,000**

Description

A newly built three bedroom semi detached property situated Burslem. This three bedroom semi-detached property benefits from modern kitchen and bathroom, off-road parking, rear garden. Accommodation comprises entrance hall, ground floor, WC, living room, kitchen diner at ground floor level with three bedrooms and two bathrooms to the first floor. To the frontage is a paved forecourt leading to a side tarmac driveway at the rear is an enclosed garden with patio seating area and lawn garden.

Entrance Hall

With laminate floor, radiator, WC off.

WC 4' 0" x 5' 5" (1.23m x 1.65m)

Fitted suite in white with WC and corner basin, part tiled walls and wood effect floor. Includes a radiator and extractor fan.

Living Room 14' 4" x 18' 3" (4.36m x 5.57m)

Maximum

With wood effect floor, radiator, USB Power Points, telephone point, aerial point, Internet point, stairs off

Kitchen/Diner 14' 4" x 9' 4" (4.37m x 2.84m)

Modern fitted kitchen with white wall and basin units wood effect surfaces over. Wood effect floor. Includes integrated cooker, hob and extractor hood, Power Points, Washer point. built-in cupboard and patio doors onto garden.

First Floor

Landing

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

Bedroom 1 10' 10" x 9' 5" (3.29m x 2.88m)

With carpeted floor, radiator, USB Power Points , built-in, wardrobe, en-suite, bathroom off.

En-suite 4' 10" x 6' 4" (1.48m x 1.94m)

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

Family Bathroom 5' 10" x 6' 8" (1.79m x 2.04m)

Modern fitted bathroom suite and white with WC, pedestal basin, panel bath with mixer shower over.

Part tiled walls and tile effect floor. Includes radiator and extractor fan.

Bedroom 2 7' 9" x 12' 2" (2.35m x 3.70m)

With carpeted floor, radiator, Power Points.

Bedroom 3 9' 3" x 6' 8" (2.83m x 2.04m)

With carpeted floor, radiator, Power Points.

Outside

To the frontage is a paved forecourt leading to a side tarmac driveway. At the rear is an enclosed garden with 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.

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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 Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

83

England

EU Directive
2002/91/EC