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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Two Bed Semi-Detached
- Gardens and Garage
- Energy Performance Band D, Rating 66
- Gas Central Heating & Double Glazing
- Popular Location
- Please Ask One of Our Advisors For Further Details



29 Burrington Drive, Trentham
Stoke-On-Trent, ST4 8SP

£165,000

Description

A two bedroom semi-detached house with gardens and garage, located in the suburb of Trentham, with the Trentham Estate gardens, shopping village and garden centre close by, and with easy access to the city centre via the A34. The property is gas central heated and double glazed, with living accommodation comprising entrance porch, living room, and dining kitchen at ground floor level, and two bedrooms and a bathroom to the first floor. To the front of the property there is a lawned garden area and a surfaced driveway leading to a single garage. To the rear is a garden with lawn and paved patio area.

Ground Floor

Entrance Porch 5' 1" x 11' 7" (1.54m x 3.4m)

With pvcu entrance door, fuse box, and carpeted flooring.

Living Room 12' 7" x 14' 1" (3.84m x 4.3m) max.

With pvcu double glazed window to front aspect, feature hearth and electric fire, radiator, power points, telephone point, aerial point, wood laminate flooring, and stairs off to first floor.

Dining Kitchen 12' 7" x 9' 5" (3.83m x 2.86m)

Fitted kitchen with light oak colour units, granite-effect worktops, sink and drainer unit with mixer tap, and integral cooker and hob with extractor hood. Also with pvcu double glazed window, radiator, power points, part-tiled walls, wood laminate flooring and pvcu rear entrance door.

First Floor

Master Bedroom 12' 7" x 14' 5" (3.83m x 4.4m)

With two pvcu double glazed windows, radiator, power points, aerial point, telephone point, and carpeted flooring.

Bedroom 2 9' 10" x 10' 2" (3m x 3.1m) max.

With pvcu double glazed window, two chests of drawers, radiator, power points, aerial point, and carpeted flooring.

Bathroom 6' 2" x 6' 6" (1.88m x 1.97m) max.

Bathroom suite comprising WC, pedestal washbasin and panelled bath with shower over, fitted shower rail and curtain. With pvcu double glazed window to rear aspect, radiator, extractor fan, part-tiled walls, and vinyl flooring.

Outside

To the front of the property there is a lawned garden area and a surfaced driveway leading to a garage. To the rear is a lawned garden with shrub borders.

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 performance certificate (EPC)

29 Burrington Drive STOKE-ON-TRENT ST4 8SP	Energy rating D	Valid until: 4 November 2034
		Certificate number: 9380-2709-4490-2604-5375

Property type	Semi-detached house
Total floor area	59 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	58 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