

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Three Bed Town House
- Gas Central Heating, Double Glazing
- EPC Band C, Rating 75. Council Tax A
- Close to Newcastle Town and Keele Uni
- Front and Rear Gardens
- Ask an adviser to book your viewing



**24 Lanark Walk, Thistleberry**  
Newcastle under Lyme, ST5 2LH

**Offers in Excess of  
£120,000**

## Description

A three bed town house, in the suburbs of Newcastle-under-Lyme. The property is gas central heated and double glazed, with living accommodation comprising hallway, living room, kitchen and rear hall at ground floor level, with three bedrooms and a bathroom to the first floor. Externally, there is a lawned garden to the front of the property and a further garden to the rear, with lawn and patio areas.

## Ground Floor

### Hallway

With radiator and carpeted flooring.

### Living Room 14' 0" x 12' 7" (4.28m x 3.84m)

With feature hearth, radiator, power points and wood laminate flooring.

### Kitchen Diner 11' 3" x 10' 11" (3.43m x 3.33m)

Fitted kitchen with light oak wall and base units, granite effect work surfaces, integrated cooker and hob with extractor hood. Includes radiator, power points, part tiled walls and wood laminate flooring.

### Rear Lobby

With wood laminate flooring and door to rear.

## First Floor

### Landing

With built in cupboard and carpeted flooring.

### Bathroom 5' 10" x 6' 3" (1.80m x 1.91m)

Modern white bathroom suite comprising WC, pedestal wash basin and panelled bath with shower over. Includes tile effect walls and vinyl flooring.

### Bedroom 1 9' 0" x 9' 8" (2.77m x 2.97m)

With built in cupboard, radiator and carpeted flooring.

### Bedroom 2 8' 6" x 13' 4" (2.61m x 4.07m)

With fitted wardrobes, built in cupboard, radiator and carpeted flooring.

### Bedroom 3 6' 0" x 11' 3" (1.83m x 3.44m)

With radiator, power points and carpeted flooring.

## Outside

With a lawned garden to the front of the property and a further garden to the rear, with lawn and patio areas.

## 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

24, Lanark Walk, NEWCASTLE, ST5 2LH

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 11 June 2013  
**Date of certificate:** 11 June 2013

**Reference number:** 8207-3790-2929-4197-2673  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 73 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

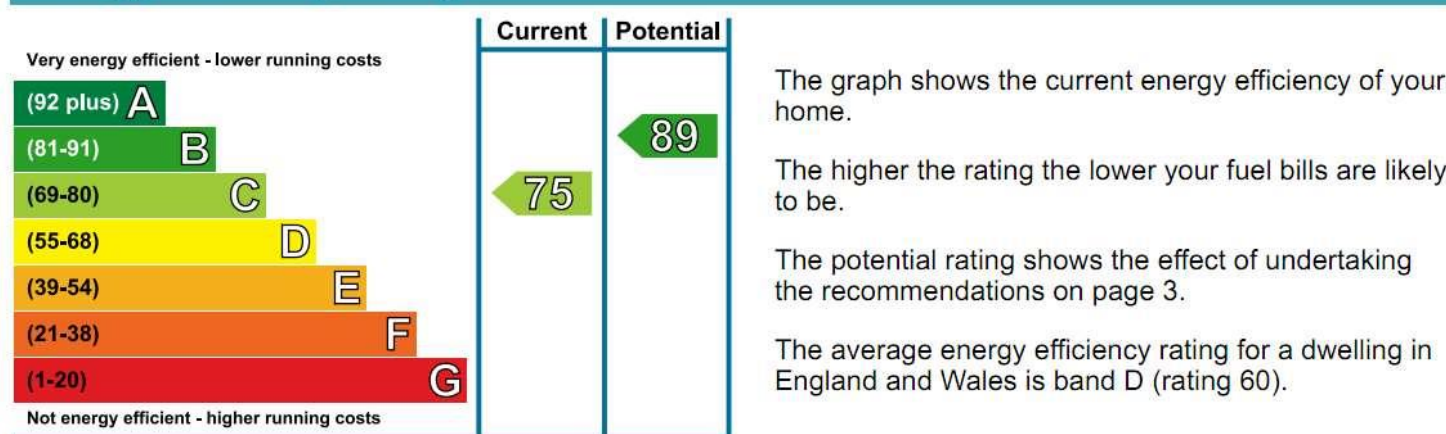
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,500</b>
<b>Over 3 years you could save</b>	<b>£ 201</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 126 over 3 years	
Heating	£ 1,068 over 3 years	£ 996 over 3 years	
Hot Water	£ 249 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,500</b>	<b>£ 1,299</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 81	✓
2 Low energy lighting for all fixed outlets	£20	£ 47	
3 Solar water heating	£4,000 - £6,000	£ 73	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.