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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Large Three bedroom Detached Bungalow
- Gardens to Front & Rear
- EPC being Renewed, Council Tax D
- Parking, Detached garage
- Central Heated, Double Glazed
- Ask an adviser to book your viewing



191 New Inn Lane, Stoke-On-Trent
Stoke-On-Trent, ST4 8PS

£420,000

Description

A large detached four bedroom bungalow situated in the popular suburb of Trentham. This large detached property benefits from gas central heating and double glazing, extensive grounds and modern kitchen and bathrooms. Accommodation comprises entrance hallway, bedroom/dining room, study/bedroom, utility room, kitchen, living room, Bedroom at ground floor level with a large bedroom and ensuite bathroom to the first floor. To the frontage is a low maintenance well maintained garden and off-road parking. At the rear is a large lawn patio seating area and double garage.

Ground Floor

Hallway

With wooden floor, radiators, Power Point, built-in cupboard, stairs off.

Dining Room/ Bedroom 1 10' 11" x 10' 8" (3.33m x 3.24m)

With carpeted floor, radiator, power points. Former owners used as a bedroom.

Study 17' 6" x 11' 5" (5.33m x 3.47m)

With carpeted floor, radiator, Power Point, aerial point, feature hearth with inset fire. Ornate window onto hallway.

Utility room 6' 0" x 7' 7" (1.82m x 2.32m)

With wood effect wall units, marble effect surface. Belfast style sink, washer and Power Point, door to side.

Kitchen 11' 3" x 12' 3" (3.43m x 3.73m)

Modern fitted kitchen with white wall and base units marble effect surfaces over. Fully tiled floor. Includes double sink, Power Point, cooker point, radiator.

Bathroom 11' 3" x 7' 9" (3.43m x 2.35m)

Modern fitted bathroom suite in white with basin set in vanity unit, WC, large enclosed shower cubicle with combination shower. Fully tiled walls and tile effect floor. Includes heated chrome to radiator, extractor fan.

Living Room 17' 6" x 15' 9" (5.33m x 4.80m)

With carpeted floor, radiator, Power Point, patio doors onto rear.

Bedroom 2 10' 4" x 15' 9" (3.16m x 4.79m)

With carpeted floor, radiator, Power Point, patio door onto rear. Inset spotlights.

First Floor

Landing

With carpeted floor.

Bedroom 3 14' 1" x 22' 0" (4.28m x 6.71m)

With carpeted floor, vellux windows to side and rear, inset spotlights, radiator, Power Point, eaves storage, walk-in wardrobe. Ensuite bathroom off.

En-suite 7' 3" x 8' 10" (2.20m x 2.69m)

Modern fitted bathroom suite in white with basin set in vanity unit, WC, enclosed shower cubicle with combination shower. Part tiled walls and tile effect floor. Includes heated chrome towel radiator, extractor fan.

Outside

To the frontage is a low maintenance garden and paved driveway suitable for parking three cars leading to a side drive onto a double garage. At the rear are extensive lawns and a patio seating area.

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, 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 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 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 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

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.

Energy performance certificate (EPC)

191 New Inn Lane STOKE-ON-TRENT ST4 8PS	Energy rating D	Valid until: 27 August 2035
		Certificate number: 0310-2582-8580-2995-7381

Property type	Detached bungalow
Total floor area	162 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 C.

[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

