

KEATES

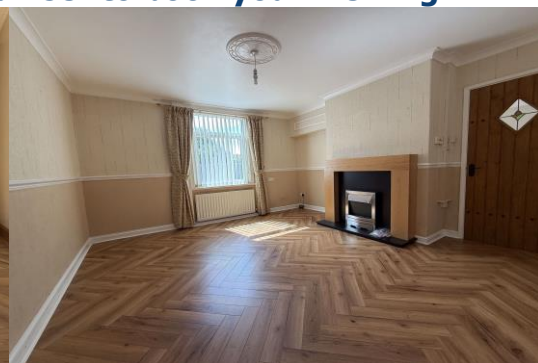
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Modernised Three Bedroom Semi**
- **Modern Kitchen and Bathroom**
- **EPC Awaited, Council Tax A**
- **Character Property, Parking and Gardens**
- **Gas Central Heated and Double Glazed**
- **Ask an adviser to book your viewing**



97 Knypersley Road, Stoke-On-Trent
Stoke-On-Trent, ST6 8JA

£225,000

Description

A three bedroom semi detached cottage situated on the outskirts of Stoke on Trent. The property benefits from gas central heating, double glazing, modern kitchen and bathrooms, off-road parking and garage. Accommodation comprises entrance porch, hallway, ground floor bathroom, living room, dining room, kitchen and utility at ground floor level with three bedrooms and a further bathroom to the first floor. To the frontage is a driveway suitable for parking two cars and at the rear is an enclosed garden with side pedestrian access.

Ground Floor

Entrance Porch

With tile floor, PVCu door to front.

Hallway

With wooden floor, radiator, stairs off.

Bathroom 6' 0" x 5' 7" (1.84m x 1.71m)

Fitted bathroom suite and white with WC, basin and enclosed shower cubicle with electric shower. Part tiled walls and tiled floor. Includes radiator and extractor fan.

Living Room 13' 10" x 12' 2" (4.21m x 3.71m)

With wooden floor, radiator, Power Point, feature heath of the inset fire, patio doors onto rear.

Dining Room 13' 1" x 13' 5" (3.98m x 4.10m)

With laminate floor, radiator, Power Point, Feature hearth of the inset fire Built in cupboard.

Kitchen 17' 7" x 7' 8" (5.36m x 2.33m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Parts tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, integrated oven, integrated fridge, Power Point and Washer point.

Utility room 7' 11" x 8' 3" (2.41m x 2.52m)

With tiled floor, radiator, power points.

First Floor

Landing

With carpeted floor, stairs off.

Family Bathroom 8' 9" x 7' 2" (2.66m x 2.19m)

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

Bedroom 1 13' 2" x 11' 0" (4.02m x 3.36m)

With wooden floor, radiator, Power Point.

Bedroom 2 11' 9" x 9' 7" (3.58m x 2.93m)

With carpeted floor, radiator, Power Point.

Bedroom 3 7' 4" x 11' 9" (2.23m x 3.59m)

With boarded floor, radiator, Power Point

Outside

To the frontage is a driveway for parking two cars and at the rear is an enclosed garden with side pedestrian access.

Garage 10' 8" x 21' 9" (3.24m x 6.62m)

With concrete floor, up and over door.

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.

sales • lets • surveys • auctions



www.keates.uk.com



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

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.

