

# KEATES

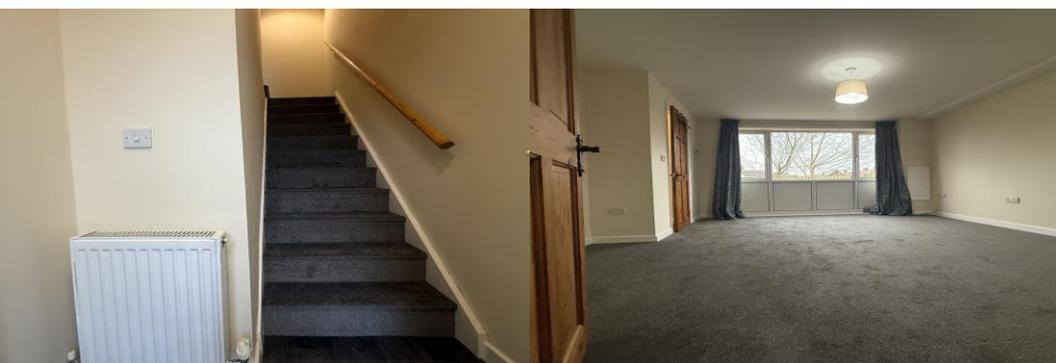
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modern Two Bed Semi**
- **Modern Kitchen and Bathroom**
- **Parking and Garden**
- **Gas Central Heated and Double Glazed**
- **EPC Band C Rating 75 Council Tax B**
- **Ask an adviser for further details**



**22 Ashbourne Road, Cheadle**  
Stoke-On-Trent, ST10 1HQ

**£170,000**

## Description

A modern two bedroom semi-detached property situated close to Cheadle town Centre. The property benefits from gas central heating and double glazing, front garden and parking. Accommodation comprises hallway, living room, kitchen, utility and WC at ground floor level with two bedrooms and the bathroom to the first floor. To the frontage is low maintenance patio garden with access to gravel parking space. At the rear is a small enclosed yard with side pedestrian access.

## Ground Floor

### Hallway

PVCU door to front, carpeted floor, radiator.

### Living Room *15' 3" x 13' 5" (4.65m x 4.10m)*

With carpeted floor, radiator, Power Point, aerial point. Telephone point.

### Kitchen/Diner *10' 8" x 8' 4" (3.24m x 2.54m)*

Modern fitted kitchen with light oak wall and base units granite effect surfaces over. Part tiled walls and wood effect vinyl floor. Includes radiator, Power Point, integrated cooker hob and extractor hood.

### Utility room *5' 9" x 6' 5" (1.76m x 1.95m)*

With wood effect flooring, power points, washer point, radiator and PVCu door to rear.

### wc *5' 5" x 5' 5" (1.66m x 1.66m)*

Modern suite in white including pedestal basin and WC. Part tiled walls and wood effect vinyl floor. Includes extractor fan.

## First Floor

### Landing

With carpeted floor, stairs off, Power Point.

### Bedroom 1 *9' 3" x 13' 5" (2.83m x 4.08m)*

With carpeted floor, radiator, Power Point.

### Bedroom 2 *8' 6" x 9' 1" (2.58m x 2.77m)*

With carpeted floor, radiator, Power Point.

### Bathroom *8' 2" x 5' 6" (2.49m x 1.68m)*

Modern fitted bathroom suite in white with pedestal basin, WC, paneled bath with electric shower over. Majority tiled walls and wood effect vinyl floor. Includes radiator and extractor fan.

## Outside

To the frontage is a fenced and paved forecourt/sun terrace with access to off road parking. At the rear is an enclosed yard with pedestrian access.

## 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, 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**

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# Energy performance certificate (EPC)

22 ASHBOURNE ROAD CHEADLE ST10 1HQ	Energy rating <b>C</b>	Valid until:	14 November 2030
		Certificate number:	4830-9429-0009-0752-1202

**Property type**

Semi-detached house

**Total floor area**

71 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 C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)