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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Modernised Two Bedroom Semi-Detached**
- **Parking & Gardens**
- **EPC Band D Rating 67, Council Tax B**
- **Gas Central Heating, Double Glazing**
- **Extended open plan living**
- **Ask an adviser to book your viewing**



5 Pensford Grove, Stoke-On-Trent
Stoke-On-Trent, ST1 6SF

£179,950

Description

Modernised and extended two bedroom semi-detached house in the residential suburb of Birches Head, close to Hanley City Centre. The property is gas central heated and double glazed, with off-road parking and gardens to the front and rear. Accommodation comprises an open-plan living, dining and kitchen space at ground floor level, with two bedrooms and a bathroom to the first floor.

Ground Floor

Hallway

With laminate floor, radiator, stairs off.

Living Room *22' 8" x 13' 11" (6.92m x 4.23m)*

With laminate floor, radiators, Power Point, telephone point, aerial point, inset spotlights, window to side. Plan onto kitchen.

Kitchen/Diner *12' 10" x 17' 2" (3.91m x 5.24m)*

Modern fitted kitchen with pale wood wall and base units granite effect surfaces over. Laminate floor. Windows to rear, velux windows and feature beam. Includes integrated cooker, microwave, range style hob with extractor hood over, wall lights, Power Points, radiator, washer point, door to rear.

First Floor

Landing

With carpeted floor, Power Point, window to side.

Bedroom 1 *12' 4" x 10' 8" (3.77m x 3.25m)*

With carpeted floor, radiator, Power Point, fitted blind, built-in cupboards.

Family Bathroom *6' 1" x 6' 7" (1.86m x 2.01m)*

Modern fitted bathroom suite and white with WC, basin, corner bath with rainfall style shower and screen over. Part tiled walls and laminate floor. Includes radiator and extractor fan.

Bedroom 2 *7' 9" x 9' 9" (2.37m x 2.97m)*

With carpeted floor, radiator, Power Point.

Outside

To the frontage is a block paved drive way and lawned garden with gates on the side of the property. At the rear is a lawned garden and patio seating area.

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)

5 PENRITH CLOSE TRENTHAM STOKE-ON-TRENT ST4 8XS	Energy rating D	Valid until: 25 April 2031
		Certificate number: 6639-3824-9000-0249-5202

Property type

End-terrace house

Total floor area

61 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 current energy rating is D. It has the potential to be B.

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