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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Modernised Three Bed Semi Detached Property**
- **Gas Central Heated & Double Glazed**
- **EPC Band D Rating 60 Council Tax A**
- **Modern Kitchen & Bathroom**
- **Parking, Gardens and Lock up**
- **Ask an adviser to book your viewing**



23 Diarmid Road, Stoke-On-Trent
Stoke-On-Trent, ST4 4QL

£210,000

Description

A fully modernised three bedroom semi detached property situated in the popular suburb of Hanford. This fully modernised property benefits from gas central heating, double glazing, modern kitchen and bathroom with a conservatory at the rear. Accommodation comprises entrance hall, living room, kitchen diner, hallway, WC and conservatory at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a low maintenance front garden with gated access for parking. At the side is a paved walkway onto a low maintenance gravel and paved rear garden with lock up storeroom which may suite conversion to an office .

Ground Floor

Hallway

With carpeted floor, radiator, Power Point, alarm panel, stairs off.

Living Room 14' 9" x 13' 7" (4.50m x 4.15m) Max Measurement

With wooden floor, radiator, Power Point, aerial point, feature hearth with inset fire, fitted window blinds, built-in cupboard.

Kitchen/Diner 12' 6" x 10' 6" (3.80m x 3.21m)

Modern fitted kitchen with wood wall and base units marble effect surfaces over. Part tiles walls and fully tiled floor. Includes cooker point, Power Point, integrated dishwasher and fridge radiators, inset spotlights, double doors onto conservatory.

Hallway

With tiled floor, PVCu door to side. Built-in integrated cupboard with boiler, Washer point, Power Points.

WC 3' 10" x 4' 7" (1.17m x 1.40m)

Modern fitted suite in White with WC and basin, part tiled walls and tiled floor. Includes radiator and inset Spotlight.

Conservatory 8' 4" x 11' 0" (2.55m x 3.36m)

With tiled floor, radiator, Power Point, log burner stove, patio door onto garden.

First Floor

Landing

With carpeted floor, radiator, window to side.

Bedroom 1 9' 9" x 10' 3" (2.97m x 3.12m)

With carpeted floor, radiator, Power Point, inset spotlights, fitted window blinds, built-in wardrobes.

Bedroom 2 8' 5" x 13' 2" (2.57m x 4.01m)

With carpeted floor, radiator, Power Point, built-in wardrobes, inset spotlights.

Bedroom 3 10' 7" x 7' 1" (3.22m x 2.15m)

With laminate floor, radiator, Power Point, fitted window blinds.

Family Bathroom 7' 7" x 6' 9" (2.32m x 2.07m)

Modern fitted bathroom suite in white with WC, basin, Jacuzzi style bath, enclosed shower cubicle with a rainfall style shower. Fully tiled walls and tiled floor. Includes inset spotlights, towel radiator and underfloor heating.

Outside

To the frontage is a low maintenance garden with gated access for parking. At the side is a paved walkway onto a low maintenance gravel and paved rear garden with lock up storeroom. Fitted external Power Points included.

Lock Up 22' 0" x 16' 10" (6.71m x 5.14m) Max L Shaped Store

With electrical power and lighting, electric roller shutter door, concrete floor. May suit conversion to sun house or office.

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)

23 Diarmid Road
STOKE-ON-TRENT
ST4 4QL

Energy rating

D

Valid until: **26 April 2036**

Certificate number: **6100-3624-0922-4626-3463**

Property type	Semi-detached house
Total floor area	85 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		