KEATES
sales • lets • surveys • auctions

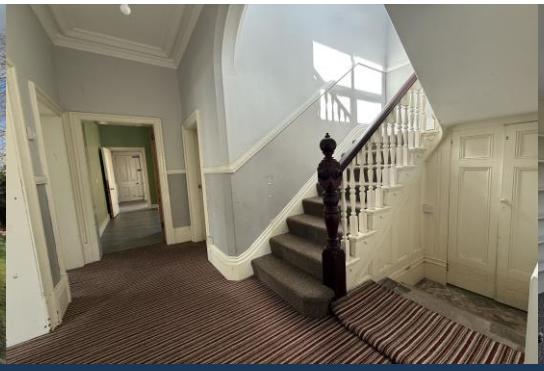
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Large Five Bed Character Detached Property**
- **Gas Central Heated & Double Glazed**
- **EPC being renewed, Council Tax F**
- **In need of Internal updating**
- **Parking and Gardens**
- **Ask an adviser to book your viewing**







7 The Rectory, Cheadle Road

Stoke-On-Trent, ST11 9PW

£595,000

Description

A large Character detached property situated on an amply sized plot. The property benefits from Gas= central heating and double glazing throughout but requires some internal modernisation. Accommodation comprise hallway, WC, Study, dining room, living room, kitchen and utility at ground floor level with five bedrooms (one is a small child's bedroom/ office) and a family bathroom to the first floor. To the front frontage is a lawned garden and driveway suitable for parking at least three cars. At the side there's is a lawned garden onto a further rear lawn garden with gravel seating area and brick built storage units.

Ground Floor

Entrance Porch
With tiled floor, radiator, door to front.

Inner Hall
With carpeted floor, Power Point, radiator, built-in storage cupboard, stairs off.

Study *13' 11" x 15' 0" (4.23m x 4.56m)*
With carpeted floor, radiator, Power Point, fitted shelving.

Living Room *14' 11" x 14' 10" (4.55m x 4.53m)*
With carpet floor, radiator, Power Point, feature hearth with inset fire. Bay Window to front.

WC *9' 3" x 4' 11" (2.83m x 1.51m)*
Fitted suite in white with WC, pedestal basin. Wood effect floor, radiator.

Dining Room *14' 6" x 16' 11" (4.42m x 5.16m)*
With bay window to side, carpet floor, radiator, Power Point.

Kitchen/Diner *13' 6" x 13' 10" (4.12m x 4.21m)*
Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, radiator.

Utility room *14' 1" x 8' 6" (4.29m x 2.60m)*
Fitted base unit in cream wood effect surface over. Part tiled walls and wood effect floor. Includes radiator, Power Point, Washer point, storeroom off. Door to rear.

Store Room *9' 6" x 7' 11" (2.89m x 2.41m)*
With fitted shelving, Power Point, wood effect floor.

First Floor

Landing
With feature balustrade, carpeted floor, window to front.

Bedroom 1 *14' 6" x 17' 6" (4.41m x 5.33m)*
With carpeted floor, radiator, Power Point, Bay window with window seat to front.

Bedroom 2 (Nursery/ Office) *4' 11" x 9' 9" (1.50m x 2.97m)*
Considered a child's bedroom, radiator, carpeted floor, PowerPoint. Wood suit as Nursery or office.

Bedroom 3 *17' 3" x 14' 8" (5.25m x 4.48m)*
With carpeted floor, radiator, Power Point, built-in desk.

Bedroom 4 *10' 9" x 12' 0" (3.27m x 3.67m)*
With carpeted floor, radiator, Power Point.

Bedroom 5 *11' 7" x 13' 3" (3.54m x 4.03m)*
With carpeted floor, radiator, Power Point.

Family Bathroom *5' 1" x 14' 4" (1.55m x 4.38m)*
Fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower over. Part tiled walls and wood effect floor. Includes radiator, extractor fan, built-in airing cupboard.

Outbuildings

Store 1: 1.37 x 3.00. With concrete floor. Store 2: 2.61×1.74. With concrete floor, Power Point. Store 3:1.90×1.24 With concrete floor. Store 4: 2.83×1.05. Former water closet. With concrete floor. Store 5 2.50×3.69. With concrete floor.

Outside

To the front frontage is a lawned garden and driveway suitable for parking three cars. At the side there is a lawn garden onto a further rear lawned garden with gravel seating area and brick built storage units.

Development Clause

The property may be subject to an overage clause or development restriction. Any prospective purchaser should be aware of this and at offer stage declare any interest in redevelopment.

Viewings

To view this, or any other of our properties, please call **01782 847083.**

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.

KEATES
sales • lets • surveys • auctions

84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com

Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Ulike a mortage 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)

The Rectory 7 Cheadle Road Blythe Bridge Stoke On Trent ST11 9PW	Energy rating **E**	Valid until:	**13 July 2036**
		Certificate number:	**5836-6826-3100-0813-1222**

Property type	Detached house
Total floor area	235 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).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

See how to improve this property's energy efficiency.