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84 Church Street
Stoke-on-Trent
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- Modern two bed semi on the outskirts of Biddulph
- Parking and Gardens
- Council Tax Band B
- Gas central heating and double glazing
- EPC Band C Rating 72
- Ask an adviser to book your viewing



10 Redwing Drive, Biddulph
Stoke-On-Trent, ST8 7UA

£165,000

Description

A modern two bedroom semi-detached property situated on the outskirts of Biddulph within easy reach of Congleton. This two bedroom semi benefits from gas central heating, double glazing, off-road parking and a rear garden. Accommodation comprises entrance hall, kitchen and living room at ground floor level with two bedrooms and a family bathroom to the first floor. To the frontage is a block paved driveway suitable for parking two cars whilst at the rear is a lawn garden and patio seating area. Would suit occupation or investment with a potential rental value of £895 per calendar month.

Ground Floor

Entrance Hall

With laminate floor, radiator, Power Point, main access door.

Kitchen/Breakfast Room *10' 10" x 9' 11" (3.31m x 3.03m) Max Measurement*

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and wood floor. Includes integrated cooker hob and extractor hood, Power Point, Washer point, built-in cupboard and radiator.

Living Room *13' 0" x 13' 2" (3.95m x 4.01m)*

With laminate floor, Power Point, feature hearth with inset fire, patio doors onto rear.

First Floor

Landing

With carpeted floor, stairs off, built-in cupboard.

Bedroom 1 *11' 4" x 13' 2" (3.46m x 4.01m)*

With laminate floor, radiator, power points.

Family Bathroom *4' 5" x 7' 1" (1.34m x 2.17m)*

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with rainfall style shower. Part tiled walls and tiled floor. Includes inset spotlights, chrome towel radiator.

Bedroom 2 *7' 1" x 9' 11" (2.17m x 3.01m)*

With wood effect floor, radiator, Power Point.

Outside

To the frontage is a block paved driveway with parking two cars. At the rear is a patio seating area and lawned garden.

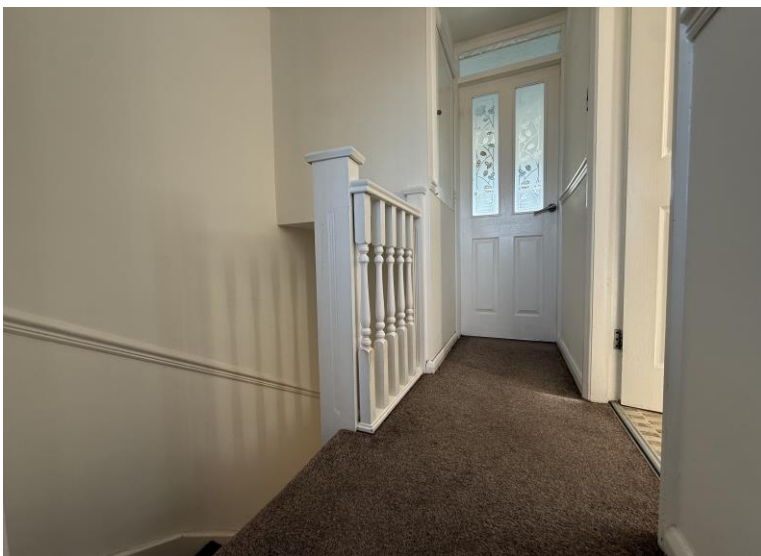
Viewings

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)

10, Redwing Drive Biddulph STOKE-ON-TRENT ST8 7UA	Energy rating C	Valid until:	21 March 2029
		Certificate number:	8311-7527-3480-5232-0922

Property type	Semi-detached house
Total floor area	50 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.](#)