

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Extended Three Bed Semi on a corner plot**
- **Needs Internal Updating**
- **EPC Awaited, Council Tax B**
- **Central Heated, Double Glazed**
- **Garage, Parking, Gardens**
- **Ask an adviser to book your viewing.**



**3 Collis Avenue, Stoke-On-Trent**  
Stoke-On-Trent, ST4 6DT

**Offers in Excess of  
£185,000**

## Description

An extended three bedroom semi detached property situated in a large corner plot on Collis Avenue, Basford. This large semi detached property benefits from gas central heating, double glazing and a conservatory at the rear but requires internal updating. Accommodation comprises entrance hall, living room, kitchen diner, conservatory, rear hall, WC and garage at ground floor level with three large bedrooms and a family bathroom to the first floor. To the frontage is a low maintenance front garden with block paved driveway onto a side block paved drive leading to a low maintenance rear garden with patio seating area.

## Ground Floor

### Entrance Hall

With carpeted floor, radiator, stairs off.

### Living Room 10' 7" x 13' 11" (3.23m x 4.25m)

With carpeted floor, radiator, Power Point, feature hearth, bay window to front.

### Kitchen/Breakfast Room 7' 7" x 14' 2" (2.32m x 4.33m)

Fitted kitchen with wood wall and base units marble effect surfaces over. Part tiled walls and vynile floor. Includes built-in ladder cupboard, cooker point, Power Point, radiator. Access onto conservatory.

### Conservatory 9' 3" x 11' 11" (2.83m x 3.64m)

With carpeted floor, radiator, Power Point, patio doors onto rear.

### Rear Hall

With carpeted floor, access to garage, rear and WC.

### WC 2' 10" x 4' 8" (.86m x 1.42m)

With WC in white. Fully tiled walls and tiled floor.

### Garage 13' 9" x 7' 11" (4.19m x 2.42m)

Concrete floor, electrical power up and over door.

## First Floor

### Landing

With carpeted floor, stairs off

### Bedroom 1 11' 3" x 7' 9" (3.43m x 2.37m)

With carpeted floor, radiator, Power Point.

### Bedroom 2 10' 11" x 11' 2" (3.33m x 3.40m)

With carpeted floor, radiator, Power Point, built-in storage cupboard. Easy loft access.

### Bedroom 3 8' 4" x 9' 6" (2.54m x 2.90m)

With carpeted floor, radiator, Power Point.

### Family Bathroom 9' 6" x 4' 8" (2.90m x 1.43m)

Fitted bathroom suite in White with WC, pedestal basin, panel bath with mixer shower over. Part tiled walls and vinyl floor. Includes radiator.

### Outside

To the frontage is a low maintenance front garden with blockage driveway onto a side block paved drive leading to a low maintenance rear garden with 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

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### 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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