

# KEATES

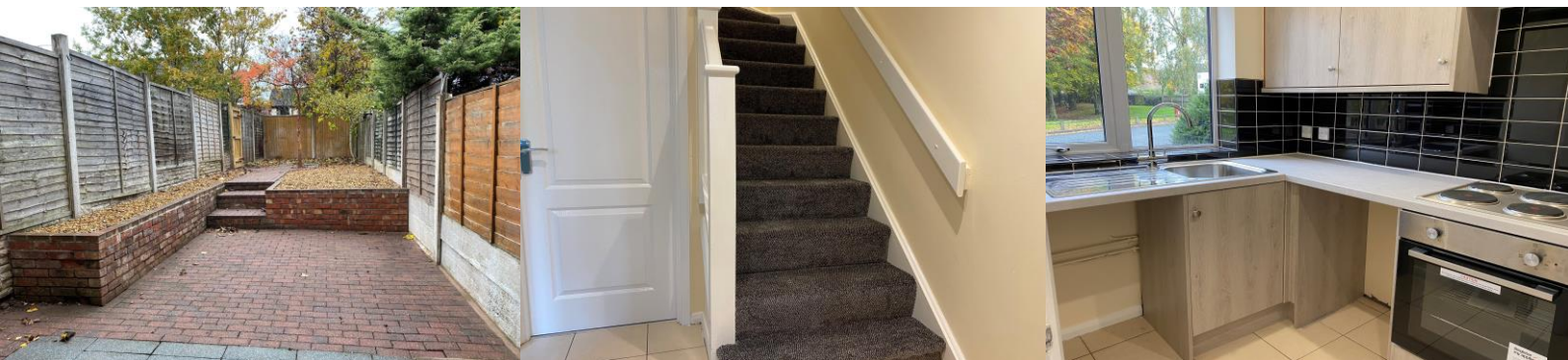
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modernised Two Bed Town House**
- **Popular Location**
- **Parking and Gardens**
- **Gas Central Heated, Double Glazed**
- **EPC Band C , Rating 74 Council Tax B**
- **Ask an adviser to book your viewing**



**34 Falcon Road, Stoke-On-Trent**  
Stoke-On-Trent, ST3 7FQ

**£165,000**

## Description

A fully modernised to bed townhouse with off-road parking in front and rear gardens. This modernised property benefits from a modern fitted kitchen, gas central heating, double glazing and off-road parking. Accommodation comprises porch, entrance hall, kitchen, living room at ground floor level with two bedrooms and a bathroom to the first floor. The frontage is a low maintenance front garden at the rear is a low maintenance rear garden leading to an off-road parking space

## Ground Floor

### Entrance Porch

With tiled floor, PVCu door to front

### Hallway

With tiled floor, Inset spotlighting stairs off.

### Kitchen 9' 10" x 6' 1" (2.99m x 1.86m)

Modern fitted kitchen with grey wall and base units grey granite effect surfaces over. Part tiled walls and fully tiled floor. Includes washer point, power points, integrated cooker hob and extractor hood integrated fridge and freezer, Inset spotlights and radiator.

### Living Room 17' 6" x 11' 9" (5.34m x 3.57m)

With wood laminate floor, radiator, Power Point, aerial point, built-in cupboard and inset spotlighting.

## First Floor

### Landing

With carpeted floor, Power Point and stairs off.

### Bedroom 1 9' 11" x 11' 9" (3.02m x 3.58m) Max measurement to alcove

With carpeted floor, radiator, PowerPoint and built-in airing cupboard

### Bathroom 6' 1" x 6' 0" (1.86m x 1.82m)

Modern fitted bathroom suite in white with WC, pedestal basin, panelled bath with shower and screen over. Part tiled walls and fully tiled floor. Includes extractor fan, radiator, inset spotlights.

### Bedroom 2 10' 8" x 11' 9" (3.24m x 3.58m)

With carpeted floor, radiator, Power Point

## Outside

To the frontage is a low maintenance forecourt garden. At the rear is a block paved seating area leading to a low maintenance garden with gated access to rear parking

## 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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34, Falcon Road, STOKE-ON-TRENT, ST3 7FQ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 29 June 2014  
**Date of certificate:** 30 June 2014

**Reference number:** 0048-2861-6962-9024-3961  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 54 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

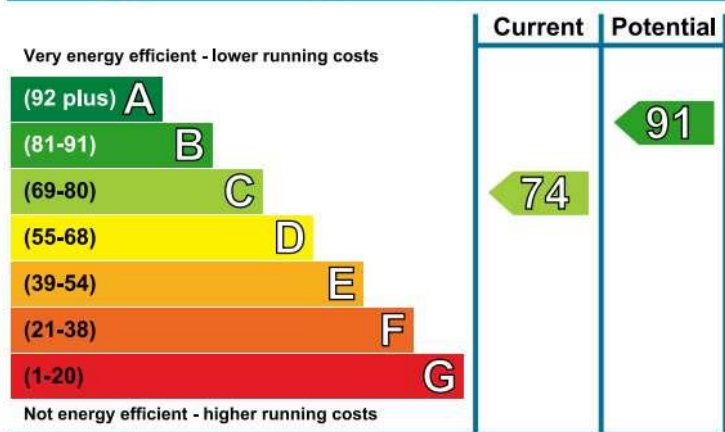
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,428</b>
<b>Over 3 years you could save</b>	<b>£ 180</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 123 over 3 years	
Heating	£ 936 over 3 years	£ 951 over 3 years	
Hot Water	£ 246 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,428</b>	<b>£ 1,248</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 107
2 Solar water heating	£4,000 - £6,000	£ 74
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 758

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.