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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Five bedroom detached house
- Central Heated and Wood double glazed
- EPC Being renewed, Council Tax D
- Parking, Garage, Gardens
- Gym and Brick Built out building
- Ask an adviser to book your viewing



12 Frederick Avenue, Stoke-On-Trent
Stoke-On-Trent, ST4 7HA

**Offers in Excess of
£625,000**

Description

A rare opportunity to purchase a period five bed detached property situated in the popular suburb of Penkull. Situated close to the University Hospital North Staffordshire this five-bedroom property includes a garage with Gym over and rear outbuilding suitable for use as an office. The property comprises hallway, study, living room, kitchen diner, utility room and WC at ground floor level to. With four bedrooms, a family bathroom and WC to the first floor and a further bedroom to the second floor. At the rear of the property is a single storey brick built outbuilding suitable for use as an office. Externally there is a block paved driveway suitable for parking three cars accessed. through electric gates onto a side and front lawn garden with patio seating area. Off the courtyard parking area is a garge with a gym over and rear brick built store.

Ground Floor

Hallway

With wooden floor, feature radiator, feature banister. Access to cellar

Study 13' 11" x 15' 5" (4.25m x 4.71m)

With wooden floor, feature radiator, part wood panel walls, electrical Power Point, bay window to front.

Living Room 18' 5" x 11' 11" (5.61m x 3.63m)

With wooden floor, feature radiator, double doors onto garden, feature heath with inset fire. Includes Power Points.

Inner Hall

With feature Minton tiled floor, feature tiling, built-in cupboard, access to driveway.

Kitchen/Diner 14' 0" x 12' 5" (4.27m x 3.78m)

Fitted kitchen with wooden wall and base units ,wood surfaces over. Part wooden clad walls and fully tiled floor. Includes integrated range cooker, Power Point, inset spotlights.

Utility room 5' 10" x 8' 7" (1.79m x 2.62m)

With half tiled walls, tiled floor, feature radiator, built-in units and Belfast sink. Includes Washer points power points.

WC 5' 10" x 5' 5" (1.78m x 1.65m)

With part tiled walls and tiled floor, WC in white built in units and gas boiler.

First Floor

Landing

With carpeted floor, feature balustrade, stairs off to ground and second floor.

Bedroom 1 10' 11" x 14' 1" (3.33m x 4.28m)

With carpeted floor, radiator, Power Point, feature hearth.

Family Bathroom 7' 6" x 11' 0" (2.28m x 3.35m)

Modern fitted bathroom suite in white with WC, art deco style sink, roll top bath and walk in shower cubicle with rainfall style shower. Part tiled walls and wooden floor. Includes feature towel radiator and extractor fan.

WC 3' 6" x 6' 1" (1.07m x 1.85m)

With wc in white, tiled floor, feature radiator.

Bedroom 2 11' 8" x 13' 5" (3.56m x 4.10m)

With carpeted floor, radiator, Power Point, sash windows, feature hearth.

Bedroom 3 12' 9" x 13' 6" (3.88m x 4.12m)

With carpeted floor, radiator, Power Point, sash windows to front, feature hearth with inset Log Burner.

Bedroom 4 5' 11" x 9' 6" (1.80m x 2.89m)

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

Second Floor

Landing

With carpeted floor and built-in cupboard.

Bedroom 5

With wooden floor, wooden clad walls, radiator, Power Point, eaves storage.

Garage 23' 7" x 8' 4" (7.19m x 2.55m)

With brick floor, electric roller shutter door, electric power lighting, door onto driveway. Gym over.

Gym 21' 8" x 7' 5" (6.61m x 2.25m)

With heavy duty flooring, windows to front and side, electric power and lighting.

Store

With concrete floor, electrical lighting, stairs off.

Out building 23' 5" x 7' 0" (7.13m x 2.14m)

With concrete floor, electrical power and lighting, double glazed windows and electric heater.

Outside

The property is completely enclosed by a high brick wall with electric double Gates onto a block paved driveway/ courtyard. To the side and front are lawn gardens with a patio seating area and pedestrian street access to both West Avenue and Frederick Street.

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)

12 Frederick Avenue STOKE-ON-TRENT ST4 7HA	Energy rating E	Valid until:	10 September 2036
		Certificate number:	2106-3066-3208-4836-3200

Property type	Detached house
Total floor area	116 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 E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)