

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Five Bedroom Detached House
- Central Heated, Double Glazed
- EPC Awaited, Council Tax D
- Parking & Gardens`
- Cul De Sac location
- Ask an adviser to book your viewing



**7 Lidgate Grove, Stoke-On-Trent**  
Stoke-On-Trent, ST3 2SG

**Offers in Excess of  
£375,000**

## Description

A rare opportunity to purchase a five bedroom detached property situated on Lidgate Close off Cockster Brook Lane. This detached property sits on a large plot with ample parking and is situated in a tree lined setting within easy reach of Cockster Brook nature reserve. The property benefits from gas central heating, double glazing, parking and gardens. Accommodation comprises entrance hall, WC, study, living room, dining room, kitchen diner, shower room and conservatory at ground floor level with five bedrooms and three bathroom bathrooms to the first floor. To the frontage is a tarmac driveway suitable for parking three cars together with side lawns. At the rear is a patio seating area and lawned garden.

## Ground Floor

### Hallway

With laminate floor, radiator, Power Point, under stairs cupboard and stairs off.

### WC 6' 0" x 3' 6" (1.84m x 1.06m)

Modern fitted suite in white with WC, basin set in vanity unit. Fully tiled walls and wood effect floor.

### Study 8' 2" x 14' 8" (2.48m x 4.48m)

With laminate floor, power points, electric heater.

### Living Room 11' 11" x 18' 6" (3.64m x 5.65m) Max to bay

With laminate floor, radiator, Power Point, aerial point, feature heart with inset fire.

### Dining Room 12' 10" x 8' 7" (3.91m x 2.62m)

With feature laminate floor, radiator, Power Point, patio doors onto conservatory.

### Kitchen 17' 9" x 11' 10" (5.4m x 3.61m)

Fitted kitchen with wood wall and base units wood effect surfaces over. Parts tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, Power Points.

### Shower room/Utility 6' 0" x 6' 1" (1.83m x 1.86m)

With laminate floor, fitted shower, PowerPoint, Washer point.

### Conservatory 24' 2" x 10' 2" (7.37m x 3.09m)

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

## First Floor

### Landing

With carpeted floor, points, built-in airing cupboard.

### Bedroom 1 15' 8" x 10' 6" (4.78m x 3.21m)

With laminate floor, radiator, Power Point.

### Shower Room 4' 9" x 8' 5" (1.45m x 2.56m)

With fitted shower cubicle and combination shower fully walls and tile floor. Includes radiator.

### Bedroom 2 10' 0" x 14' 2" (3.06m x 4.31m)

With laminate floor, radiator, Power Point, built in wardrobes.

### Bedroom 3 7' 9" x 10' 10" (2.36m x 3.29m)

With laminate floor, radiator, Power Point, built-in cupboard.

### Family Bathroom 8' 4" x 5' 4" (2.55m x 1.62m)

Modern fitted bathroom suite in white with WC, basin set vanity unit, Jacuzzi style bath with mixer shower over. Fully tiled walls and fully tiled floor. Includes a radiator and extractor.

### Bedroom 4 10' 6" x 7' 2" (3.20m x 2.18m)

With laminate floor, radiator, Power Point.

### Bedroom 5 12' 11" x 11' 8" (3.94m x 3.56m)

With laminate floor, radiator, Power Point, built-in bedroom furniture. Ensuite bathroom off.

### En-suite 5' 5" x 7' 0" (1.64m x 2.13m)

Fitted bathroom suite in white with WC, basin set in vanity unit, enclosed shower cubicle with combination shower. Marble effect walls and Tile effect floor. Include radiator and extractor fan.

## Outside

To the frontage is a tarmac drive suitable for parking three cars together with side lawns. At the lawn garden with patio seating area.

## Viewings

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

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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 Hulme, 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 Hulme 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 Hulme 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 Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.


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Find an energy certificate (/)

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# Energy performance certificate (EPC)

7 Lidgate Grove STOKE-ON-TRENT ST3 2SG	Energy rating	Valid until:	14 August 2035
	C	Certificate number:	 0320-2022-3530-2125-6365
Property type	Detached house		
Total floor area	148 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 C.

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