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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Large three bedroom detached bungalow**
- **Parking, garage, gardens**
- **Council tax Band C**
- **Gas central heating and double glazing**
- **EPC Band D Rating 63**
- **Ask an advisor to book your viewing**







4 Ley Gardens, Gomms Mill

Stoke-On-Trent, ST3 2RJ

£250,000

Description

A three bedroom detached bungalow situated in Goms Mill in close proximity to Longton town Centre. The property benefits from Gas central heating, double glazing, Off road parking, gardens and double garage. Accommodation comprises entrance porch, hallway, living room, bathroom, kitchen, WC and three bedrooms one with an ensuite shower room. To the front is a lawn garden and side tarmac driveway leading to a double garage and a low maintenance side and rear garden.

Accommodation

Entrance Porch
With carpeted floor, door to front.

Hallway
With carpeted floor, radiator, built-in storage cupboards.

Living Room *20' 1" x 11' 3" (6.13m x 3.42m)*
With carpeted floor, radiators, Power Point, feature hearth with inset fire, wall lights, bay window to front.

Kitchen *9' 11" x 9' 1" (3.01m x 2.76m)*
Modern fitted kitchen with grey wall and base units wood effect surfaces over. Part tiled walls and tile effect floor. Includes integrated cooker, range hob and extractor hood, built-in fridge and freezer, washer point, Power Point, door to side.

Main Bedroom *11' 9" x 11' 3" (3.58m x 3.42m)*
With carpeted floor, radiator, Power Point, dressing room and shower off.

Dressing Room *11' 5" x 8' 4" (3.48m x 2.54m)*
With carpeted floor, radiator, door to rear, built-in wardrobes, ensuite shower off.

Shower Room *5' 10" x 2' 10" (1.78m x 0.87m)*
With tiled walls, part carpeted floor, large shower cubicle with combination shower and extractor fan.

Bedroom 2 *11' 8" x 9' 1" (3.56m x 2.78m)*
With carpeted floor, radiator, Power Point, built in wardrobes.

Family Bathroom *7' 6" x 5' 5" (2.28m x 1.64m)*
Modern fitted bathroom suite in White with WC and basin set in vanity unit, panel bath with combination shower and screen over. Fully tiled walls and tile effect floor. Includes radiator and extractor fan.

WC *5' 2" x 334' 8" (1.58m x 102m)*
Fitted suite in White with WC and basin, half tiled walls and wood effect floor. Includes a radiator.

Bedroom 3 *11' 2" x 8' 0" (3.41m x 2.43m)*
With carpeted floor, radiator, Power Point, fitted wardrobes.

Garage *21' 6" x 18' 7" (6.56m x 5.66m) Approx*
Sectional garage with concrete floor, double door front.

Outside
To the front is a lawned garden and side tarmac off-road parking onto a double garage. At the rear is a low maintenance part lawn and part paved rear garden with patio seating area and wooden shed.

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. Ulike a mortage 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)

4, Ley Gardens STOKE-ON-TRENT ST3 2RJ	Energy rating **D**	Valid until:	**23 July 2027**
		Certificate number:	**8143-7323-3830-6204-8926**

Property type	Detached bungalow
Total floor area	79 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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.