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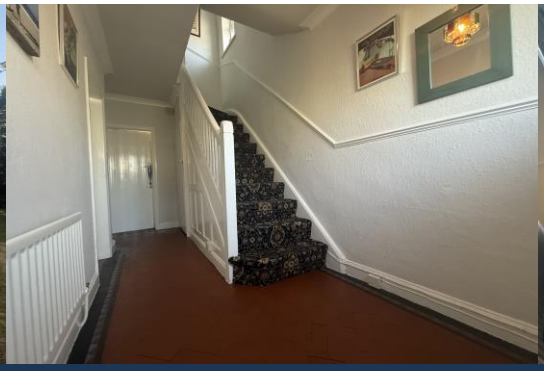
84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com




- **Three Bedroom Semi Detached Property**
- **Double Glazed**
- **EPC Band D Rating 60 Council B**
- **Gas Central Heated**
- **Gardens & Parking**
- **Ask an advisor to book your viewing**







# 11 Kingsland Avenue, Stoke-On-Trent

Stoke-On-Trent, ST4 5LA

**£225,000**

## Description
A three bedroom semi detached property situated on a substantial plot in Oakhill. Benefitting from gas central heating, double glazing and ample side off-road parking. The property comprises hallway, living room, dining room and kitchen at ground floor level with three bedrooms and a family bathroom to the first floor. To the frontage is a lawned garden onto a side gravel parking area suitable for parking three cars. Whlist at the rear garden with lawn and patio.

## Ground Floor

### Hallway
With Minton style floor, radiator, Power Point, built-in cupboard, stairs off.

### Living Room *12' 2" x 13' 9" (3.72m x 4.19m) Max to bay*
With wooden floor, radiator, Power Point, feature hearth with inset fire.

### Dining Room *11' 3" x 12' 2" (3.43m x 3.72m)*
With wooden floor, radiator, Power Point, feature hearth with inset fire. Patio doors onto rear.

### Kitchen *9' 9" x 9' 5" (2.97m x 2.88m)*
Fitted kitchen with white wall and base units granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker and hob, Power Point, Washer point, door to side.

## First Floor

### Landing
With carpeted floor, built-in storage cupboard, window to side and Power Point

### Bedroom 1 *11' 7" x 10' 2" (3.54m x 3.09m)*
With carpeted floor, radiator, Power Point, built-in wardrobe.

### Bedroom 2 *8' 2" x 7' 11" (2.49m x 2.41m)*
With carpeted floor, radiator, Power Point.

### Bedroom 3 *12' 10" x 8' 10" (3.92m x 2.70m)*
With carpeted floor, radiator, Power Point, built-in wardrobes.

### Bathroom *9' 11" x 6' 10" (3.02m x 2.09m)*
Fitted bathroom suite in white with WC, pedestal basin and panel Bath. Fully tiled walls and vinyl floor. Includes radiator and built in cupboard.

### Outside
To the frontage is a gravel driveway suitable for parking two cars and a lawn garden. At the rear is a large lawn garden, patio seating area wooden shed and brick built store.

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

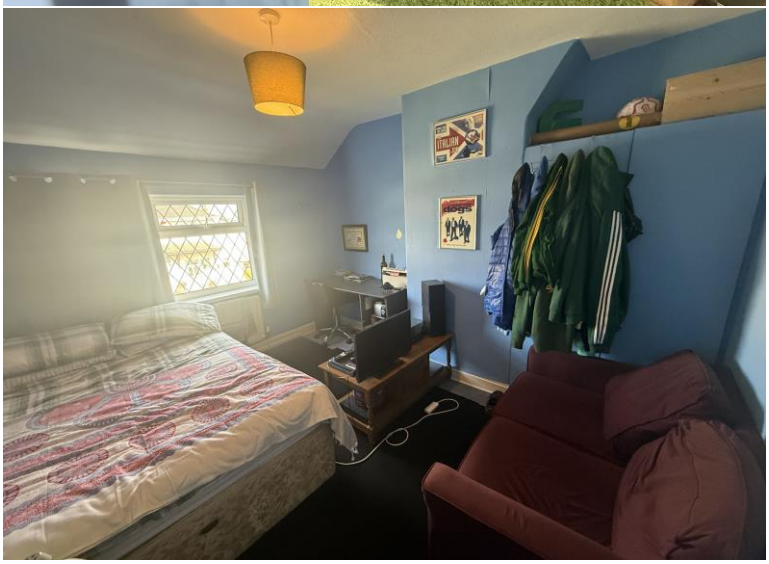
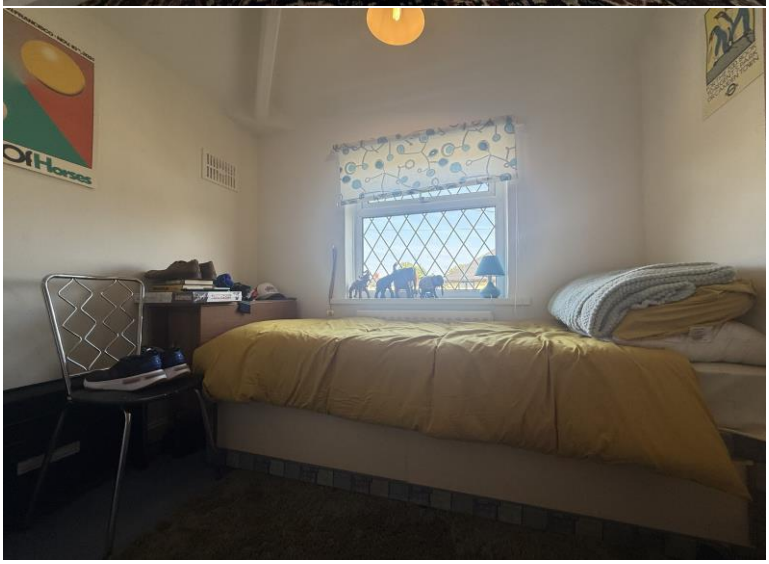
If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

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. 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)

| | | | |
|---|---|---|---|
| 11 Kingsland Avenue<br>STOKE-ON-TRENT<br>ST4 5LA | Energy rating<br>**D** | Valid until: | **4 June 2033** |
| | | Certificate number: | **0337-6326-2200-0865-7206** |

| | |
|---|---|
| **Property type** | Semi-detached house |
| **Total floor area** | 89 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 B.

See how to improve this property's energy efficiency.