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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Three Bed Semi Detached Property**
- **Parking & Gardens**
- **EPC Band C, Rating 71 Council Tax B**
- **Gas Central Heated, Double Glazed**
- **Modern Fitted Kitchen**
- **Ask an adviser to book your viewing**



20 Aegean Close, Stoke-On-Trent
Stoke-On-Trent, ST4 8UL

£235,000

Description

A large three bedroom semi-detached property situated in the popular suburb of Trentham. The property benefits from gas central heating, double glazing, parking and gardens. Accommodation comprises entrance porch, living room, kitchen diner at ground floor level with three bedrooms and family bathroom to the first floor. To the frontage as a lawn garden and side driveway leading to a carport and detached single garage. At the rear is a low maintenance paved and gravel garden.

Ground Floor

Entrance Porch

With laminate floor, radiator, PVCu door front.

Living Room 14' 5" x 15' 8" (4.39m x 4.77m)

With laminate floor, radiator, Power Point, aerial point, feature hearth, stairs off. Built-in cupboard.

Kitchen/Diner 14' 6" x 8' 4" (4.41m x 2.54m)

Modern fitted kitchen with a feature wall and base units marble effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood, integrated dishwasher, integrated washing machine, built-in cupboard, PowerPoint, door to rear.

First Floor

Landing

With carpeted floor, window to side, Power Point.

Bedroom 1 8' 4" x 14' 1" (2.55m x 4.28m)

With a laminate floor, radiator, PowerPoint and wardrobes.

Bedroom 2 11' 4" x 5' 9" (3.45m x 1.76m) Max measurement

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

Bedroom 3 8' 10" x 10' 1" (2.69m x 3.08m)

With carpeted floor, radiator, Power Point.

Bathroom 6' 1" x 6' 0" (1.86m x 1.84m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with combination shower and

screen over. Majority tiled walls and vinyl floor. Includes heated chrome towel radiator, fitted cupboard.

Outside

To the frontage is a lawned garden and side driveway leading to an extensive carport onto a single brick built garage. At the rear is a paved low maintenance rear garden.

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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Energy performance certificate (EPC)

20 Aegean Close STOKE-ON-TRENT ST4 8UL	Energy rating C	Valid until: 26 September 2032
		Certificate number: 0398-3020-8201-3592-6200

Property type
Semi-detached house

Total floor area
68 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 efficiency rating for this property

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

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