

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Three Bed Semi Detached Property**
- **Recently redecorated and Carpeted**
- **EPC Band D Rating 66, Council Tax B**
- **Parking, Garage & Gardens**
- **Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



**21 Ullswater Drive, Cheadle**  
Stoke-on-Trent, ST10 1SU

**£210,000**

## Description

A modern three bedroom semi-detached property situated on the outskirts of Cheadle. The property Benefits from Gas central heating, double glazing, off-road parking and gardens. Accommodation comprises entrance hall, kitchen , open plan living room and dining room at ground floor level with three bedrooms in the family bathroom to the first floor. To the frontage is a tarmac driveway suitable for parking two cars onto a lawn garden. At the rear is a single sectional garage, patio and lawn.

## Ground Floor

### Hallway

With wood effect floor, radiator, telephone point, built-in cupboard, stairs off.

### Living Room *24' 4" x 11' 7" (7.41m x 3.52m)*

With carpeted floor, two radiators, Windows to front and back, Power Point, feature hearth with inset fire, serving hatch onto kitchen.

### Kitchen *11' 2" x 8' 11" (3.40m x 2.71m)*

Fitted kitchen with pale wood wall base units granite effect surfaces over. Part tiled walls and wood effect floor. Includes cooker point, Power Point, extractor hood, Washer point

## First Floor

### Landing

With carpeted floor, stairs off, window to side.

### Bedroom 1 *8' 11" x 8' 2" (2.72m x 2.49m)*

With carpeted floor, radiator, Power Point.

### Bedroom 2 *11' 11" x 9' 6" (3.62m x 2.89m)*

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

### Bedroom 3 *11' 6" x 11' 11" (3.51m x 3.63m)*

With carpeted floor, radiator, Power Point.

### Bathroom *8' 9" x 7' 1" (2.66m x 2.15m)*

Fitted bathroom suite in white with WC, pedestal basin, paneled bath with electric shower over. Part tiled walls and wood effect floor. Includes built-in airing cupboard, radiator.

## Outside

To the frontage is a tarmac driveway suitable for parking two cars onto a lawn garden. At the rear is a single sectional garage, patio and lawn.

## 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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Find an energy certificate (/)

English | [Cymraeg](#)

# Energy performance certificate (EPC)

21 ULLSWATER DRIVE CHEADLE ST10 1SU	Energy rating	Valid until:	28 November 2030
	D	Certificate number:	 9320-2743-4090-2690-8165
Property type	Semi-detached house		
Total floor area	72 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 D. It has the potential to be B.

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