

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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- **Character Two Bed Semi Detached**
- **For Sale By Auction - T & Cs Apply**
- **EPC Band D, Rating 62**
- **Large Plot and expansion room subject to planning**
- **Double Glazed, Central Heated**
- **The Modern Method of Auction, Buyers**



**76 The Green, Cheadle**  
Stoke-On-Trent, ST10 1PH

**£140,000**

## Description

For sale by Modern Method of Auction: Starting Bid Price £140,000 plus Reservation Fees. A character two bedroom semi detached property situated on the outskirts of Cheadle. This character property sits on an ample plot which may lean itself to an extension subject to planning permission. The property has gas central heating and double glazing but requires some internal modernisation. Accommodation comprises hallway, utility, bathroom, kitchen diner, living room, dining room at ground floor level with two bedrooms and a bathroom to the first floor. Externally the plot extends along the frontage and benefits from an extensive lawn and off-road parking. To view our auction properties, go to our website at [www.keateshulme.co.uk](http://www.keateshulme.co.uk) and click 'auction'. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd".

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: [keates.iam-sold.co.uk](http://keates.iam-sold.co.uk)

## Ground Floor

### Hallway

With carpeted floor, PVCu door to frontage.

### Utility room 7' 2" x 7' 9" (2.18m x 2.35m)

With tile effect floor, washer point, extractor fan, power points and gas fired boiler.

### Ground floor Bathroom 12' 8" x 6' 3" (3.87m x 1.90m)

Modern fitted bathroom suite in white with WC, Pedestal basin, corner bath with electric shower and screen over. Part Plasticise walls and tiled floor. Includes extractor fan and towel radiator.

### Kitchen/Diner 11' 11" x 13' 7" (3.63m x 4.13m)

Fitted kitchen with wood wall and base units marble effect surfaces over. Part tiled walls and carpeted floor. Includes integrated cooker hob and extractor hood, power points, radiator, dual aspect windows. Feature oak beams.

### Living Room 13' 3" x 13' 6" (4.05m x 4.12m)

With carpeted floor, radiator, Power Point, feature half with inset fire. Built-in cupboard. Feature oak beams.

### Hallway

with PVCu door to front. Carpeted floor. Stairs off

### Study/ Bedroom 10' 8" x 13' 5" (3.25m x 4.10m)

With carpeted floor, radiator, Power Point

### Bedroom 1 9' 3" x 12' 6" (2.81m x 3.82m)

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

### Bedroom 2 10' 4" x 13' 5" (3.16m x 4.10m)

Includes radiator, Power Point and built-in cupboard

### Family Bathroom 9' 5" x 4' 7" (2.86m x 1.40m)

Modern fitted bathroom suite in white with basin set in vanity unit, WC, walk-in shower with combination unit. Part plasticise walls and carpeted floor. Includes heated towel radiator and extractor fan.

### Outside

To the frontage is a tarmac driveway suitable for parking two cars leading to a long side lawned garden with patio seating area and wooden shed.



### 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.

**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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76, The Green, Cheadle, STOKE-ON-TRENT, ST10 1PH

**Dwelling type:** Semi-detached house      **Reference number:** 8210-7426-3060-3276-1226  
**Date of assessment:** 26 June 2020      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 26 June 2020      **Total floor area:** 140 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

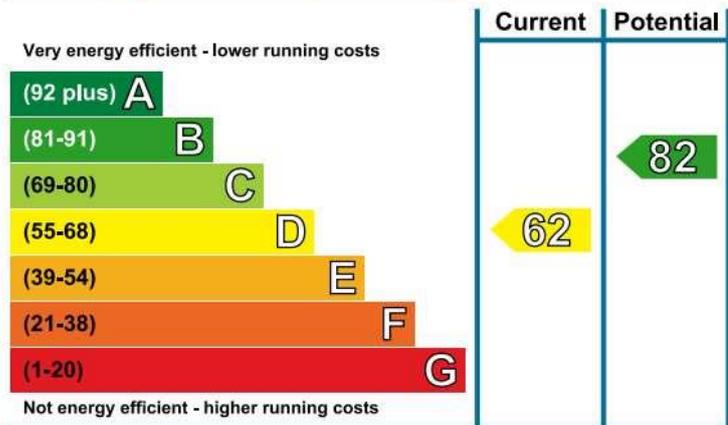
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,278</b>
<b>Over 3 years you could save</b>	<b>£ 1,479</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 276 over 3 years	
Heating	£ 3,612 over 3 years	£ 2,202 over 3 years	
Hot Water	£ 390 over 3 years	£ 321 over 3 years	
<b>Totals</b>	<b>£ 4,278</b>	<b>£ 2,799</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 204
2 Internal or external wall insulation	£4,000 - £14,000	£ 543
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 201

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.