

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

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- Large Five Bedroom Detached House
- Central Heated and Double Glazed
- EPC instructed, Council Tax G
- In need of internal updating
- Corner plot, Garage and parking
- Ask an adviser to book your viewing



**The Rectory, Charnes Road**  
Market Drayton, TF9 4LQ

**£595,000**



## Description

A five bedroom detached property situated on a large corner plot in the rural village of Ashley between market Drayton and Newcastle-under- Lyme. This large detached property benefits from gas central heating and double glazing throughout but require some internal updating. The generous accommodation comprises entrance hall, study, dining room, kitchen, utility, living room, internal porch and integral garage at ground floor level .With five bedrooms and a family bathroom to the first floor. To the frontage is a tarmac driveway suitable for parking four cars leading to the integral garage. At the side and rear are extensive lawned gardens with views onto Ashley Church.

## Ground Floor

### Entrance Hall

With tiled floor, radiator, door to front.

**Study/ Office** 12' 10" x 12' 11" (3.91m x 3.94m)

With carpeted floor, radiator, electric heater, Power Point, built-in cupboard.

### Inner Hall

With parquet floor, radiator, built-in cupboard, stairs off.

**Cloakroom/ WC** 7' 11" x 6' 9" (2.42m x 2.06m)

Fitted suite in white with pedestal basin and WC. Part tiled walls and vinyl floor. Includes radiator.

**Living Room** 15' 5" x 19' 6" (4.71m x 5.95m)

With parquet floor, radiator, electric heater, Power Point, feature hearth with open fire. Dual aspect windows.

**Dining Room** 14' 11" x 13' 0" (4.54m x 3.96m)

With parquet floor, radiator, Power Point, patio door onto rear.

**Kitchen** 13' 7" x 12' 4" (4.14m x 3.76m)

Fitted kitchen with pale wood wall and base units granite effect surfaces over. Part tiled walls and vinyl floor. Includes cooker point, Power Point, built-in cupboard.

**Utility room** 13' 0" x 8' 5" (3.96m x 2.57m)

Fitted wall and base units working surface over with Belfast sink. Part tiled walls and tiled floor. Includes radiator, Power Point, Washer point, built-in cupboards.

### Rear Hall

With tile floor doors to front and rear.

**Garage** 10' 5" x 18' 6" (3.17m x 5.65m)

With concrete floor, power points, up and over door.

## First Floor

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

**Bedroom 1** 12' 11" x 13' 2" (3.94m x 4.02m)

*Maximum Measurements*

With carpeted floor, radiator, Power Point.

**Bedroom 2** 10' 4" x 13' 0" (3.16m x 3.95m)

With carpeted floor, radiator, Power Point, electric heater.

**Bedroom 3** 10' 5" x 13' 0" (3.18m x 3.95m)

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

**Bathroom** 8' 11" x 9' 5" (2.73m x 2.86m)

Modern fitted bathroom suite in white with WC, pedestal basin, panel bath, enclosed shower cubicle with electric shower. Part marble effect walls and tile effect floor. Includes radiator and extractor fan.

**Bedroom 4** 12' 11" x 13' 5" (3.93m x 4.09m)

With carpeted floor, radiator, electric heater, built-in wardrobes.

**Bedroom 5** 14' 0" x 6' 4" (4.27m x 1.92m)

With carpeted floor, PowerPoint, radiator, built-in cupboards

## Outside

To the frontage as a tarmac driveway suitable for parking four or five cars leading to a single garage. At the side and rear are extensive lawned gardens.

## Relevant Information

The property is not on main gas and is heated by oil fired central heating.

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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. 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.

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