

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- **Modernised two bedroom semidetached property,**
- **Gas central heated and double glazed**
- **EPC Band E Rating 49. Council Tax B**
- **Potential Rental £795 pcm.**
- **Modern kitchen and bathroom, large garden at the rear**
- **Ask an advisor to book your viewing,**



**174 Congleton Road, Talke**  
Stoke-On-Trent, ST7 1LT

**£115,000**

## Description

A modernised two bedroom semi-detached property situated in Talke with an easy reach of Congleton. This two bedroom property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises living room, dining room, kitchen and bathroom at ground floor level with two bedrooms to the first floor. To the frontage is a paved area for parking whilst at the rear is a large garden and patio. Potential Rental £795 pcm.

## Ground Floor

### Living Room 15' 0" x 12' 3" (4.58m x 3.74m)

With carpeted floor, radiator, Power Point, stairs off,

### Dining Room 12' 3" x 12' 9" (3.73m x 3.88m)

With carpeted floor, radiator, Power Point . Open plan onto kitchen,

### Kitchen 8' 11" x 11' 11" (2.73m x 3.63m) maximum measurement

Fitted kitchen with white wall and base units, granite effect surfaces over. Tiled floor and splash backs to walls. Includes integrated cooker, hob and extractor hood, Power Points, Washer point. Fitted blind.

## Rear hall

With tiled floor and PVCu door rear.

### Family Bathroom 8' 8" x 6' 9" (2.64m x 2.07m)

Modern fitted bathroom suite in white with basin set in vanity unit, WC, enclosed shower cubicle with combination shower. Majority tiled walls and vinyl floor. Includes radiator and extractor fan.

## First Floor

### Landing

With carpeted, floor, stairs off.

### Bedroom 1 11' 9" x 12' 2" (3.59m x 3.72m)

With carpeted floor, radiator, Power Point, fitted blind.

### Bedroom 2 9' 7" x 11' 11" (2.92m x 3.63m)

With carpeted floor, radiator, Power Point, fitted blinds,

## Outside

To the frontage is a paved area suitable for parking. At the rear is a patio sitting area and large rear lawn 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

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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 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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