

KEATES

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84 Church Street
Stoke-on-Trent
ST4 1BS

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- **Two Bedroom Semi Detached Bungalow**
- **Central Heated and Double Glazed**
- **EPC Awaited Council Tax B**
- **In need of internal updating**
- **Parking, Garage and Gardens**
- **Ask an adviser to book your viewing**



13 New Avenue, Draycott
Stoke-On-Trent, ST11 9AD

**Offers in Excess of
£200,000**

Description

A two bedroom semi-detached bungalow situated in Draycott in need of internal modernisation. The property benefits from gas central heating and double glazing throughout, gardens, garage and parking. Accommodation comprises entrance hall, kitchen, living room, bathroom, bedroom, dining room at ground floor level with a further bedroom to the first floor. To the frontage is a paved driveway and lawn at the rear is a lawn garden patio/drive and detached single garage.

Ground Floor

Hallway

With carpeted floor, radiator, Power Point, alarm panel, built-in storage.

Kitchen 8' 11" x 8' 6" (2.72m x 2.59m)

With wood effect wall and base units wood effect surfaces over. Tile effect walls and carpet tile floor. Includes cooker point, Power Point, Washer point, extractor hood.

Living Room 11' 11" x 16' 8" (3.63m x 5.08m)

With carpeted floor, radiator, Power Point, feature hearth, aerial point, bay window to front.

Bathroom 6' 2" x 6' 6" (1.88m x 1.97m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath with electric shower over. Fully tiled walls and carpet tile floor. Includes radiator.

Bedroom 1 9' 11" x 8' 11" (3.01m x 2.73m)

With carpeted floor, radiator, Power Point.

Dining Room 12' 10" x 11' 3" (3.92m x 3.43m)

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

First Floor

Bedroom 2 8' 10" x 14' 1" (2.70m x 4.28m)

With carpeted floor, radiator, Power Point, eaves storage.

Garage 11' 9" x 17' 9" (3.59m x 5.40m)

With concrete floor, up and over door, electrical power and lighting with brick built store at the rear of the garage.

Outside

To the frontage is a lawn garden with a side paved driveway suitable for parking three cars leading to a detached brick built garage. At the rear is a lawn garden with planted borders.

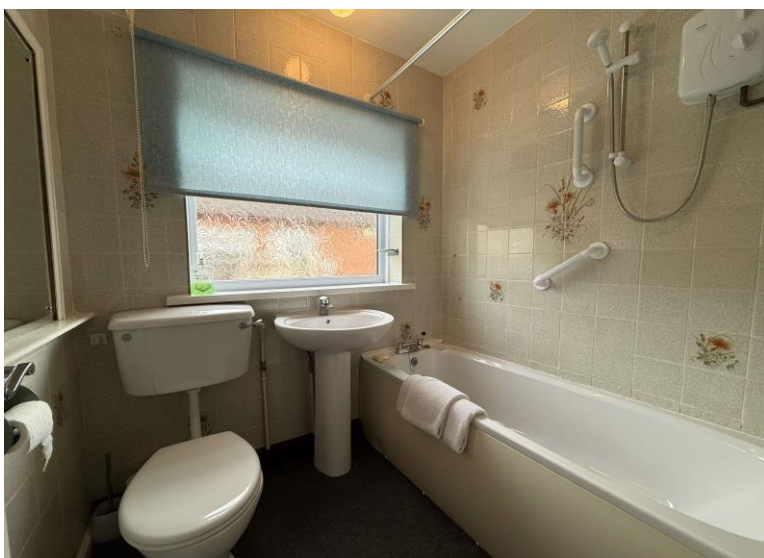
Viewings

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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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

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