

KEATES

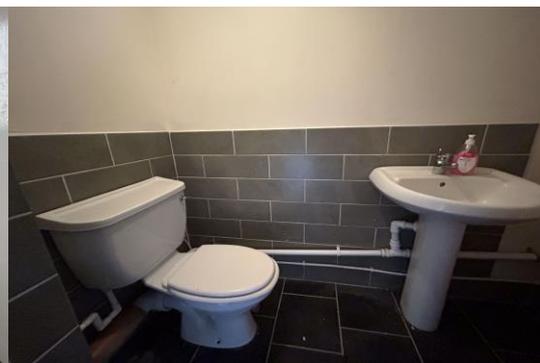
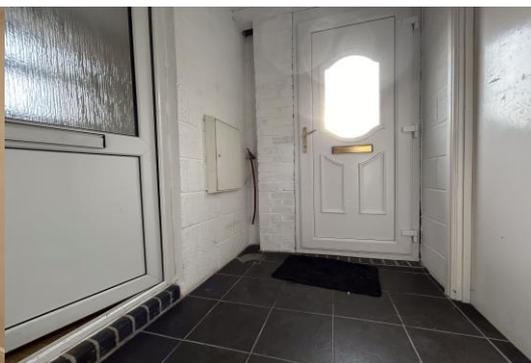
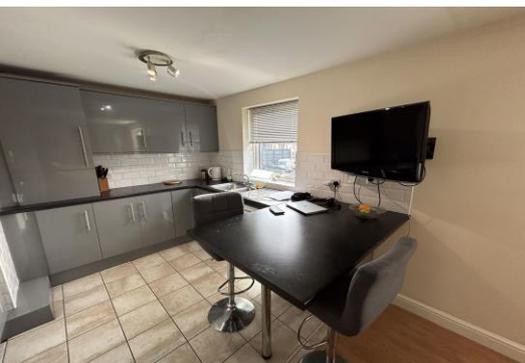
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **A quirky Coach House on Chamberlain Avenue**
- **Open plan and part under floor heated**
- **EPC Awaited, Council Tax A**
- **Garage, Modern Kitchen and Bathroom**
- **May suite alteration to 3 bed Semi**
- **Ask an adviser to book your viewing**



4A Chamberlain Avenue, Stoke-On-Trent

Stoke-On-Trent, ST4 5EW

£190,000

Description

Keates is proud to offer for sale the coach house. This relatively recent construction building is situated at the bottom of Chamberlain Avenue which extends to Penkhull. The property Benefits from a modern kitchen and bathroom, central heating and double glazing. Accommodation comprises entrance hall, garage, utility, WC at ground floor level with open kitchen and living room, bathroom and bedroom off the living room. To the second floor is self-contained flat to the second floor comprising bedroom with bathroom off and separate kitchen. Passing rental is £115.00 per week.

Ground Floor

Entrance Hall

With tiled floor, PVCu door to front, access to garage. Stairwell off.

Utility room 16' 4" x 6' 9" (4.98m x 1.98m)

With tile floor, fitted shelving, WC off.

WC

White suite with WC and basin, tiled floor, washer point.

Garage 20' 8" x 22' 5" (6.30m x 6.82m) Maximum measurement

With concrete floor, electrical power and lighting, up and over electric door Built-in store 3.69x2.40 with concrete floor

Inner Hall

With laminate floor, window to side, stairs off

First Floor

Landing

With laminate floor, access to upper floor.

Living Room 15' 0" x 20' 5" (4.58m x 6.23m)

With laminate floor, underfloor heating, Power Point, telephone point, two windows to front. Open plan onto kitchen.

Kitchen 10' 4" x 10' 0" (3.15m x 3.04m)

Modern fitted kitchen with grey wall and base units, granite effect surfaces over. Part tiled walls and tiled floor. Includes integrated cooker, hob and extractor hood, power points. Island breakfast bar onto living room.

Bathroom 6' 5" x 7' 5" (1.95m x 2.25m)

Modern fitted bathroom suite in white with panel bath mixer shower and screen over. WC and basin set in vanity units. Marble effect, walls and wood effect floor. Includes extractor fan and underfloor heating.

Bedroom 1 11' 11" x 8' 0" (3.64m x 2.43m)

With wooden floor, underfloor heating, walk in wardrobe, Power Point, window to side.

Second Floor

Currently used as a separate flat rented out at £115 including bills. Would suit Upper floor uses bedrooms

Bedroom 2 10' 1" x 12' 9" (3.08m x 3.88m)

With wood effect, floor, radiator, Power Point, built in wardrobe. En-suite bathroom off.

En-suite 4' 2" x 8' 5" (1.27m x 2.57m)

Fitted bathroom suite in white with WC, pedestal basin, corner bath with mixer shower over. Part tiled walls and tiled floor. Includes extractor fan and radiator.

Kitchen 5' 3" x 10' 2" (1.59m x 3.10m)

Fitted kitchen with grey base units, granite effect surfaces over. Part tiled walls and wood effect floor. Includes integrated oven, Power Point. May suite conversion back to child's bedroom.

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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