



# ESTATE AGENTS

*... the key to a successful move*



**Holyhead Crescent, Weston Coyney, Stoke-On-Trent, ST3 6RQ**

**Offers in the  
region of  
£175,000**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS

\* SPACIOUS LOUNGE \* KITCHEN \* DINING ROOM

\* BATHROOM ROOM

\* DETACHED GARAGE \* GARDENS

\* NO CHAIN

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Holyhead Crescent, Weston Coyney, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

An opportunity to purchase a Semi Detached Bungalow that requires updating, within easy access of the A50 Stoke - Derby link road, Hanley city centre, Longton town centre and the market towns of Uttoxeter and Leek. The accommodation comprises: Entrance hall, lounge, kitchen, two bedrooms and a bathroom. Additional benefits include uPVC double glazing and gas central heating, externally there is a drive providing ample parking leading to a detached garage, low maintenance gardens to the front and rear. NO CHAIN

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE 16'2" x 11'5" (4.94 x 3.50)

Gas fire, ceiling light point, radiator, uPVC double glazed window

#### KITCHEN 8'1" x 11'7" (2.47 x 3.55)

Fitted with a range of wall and base units and co-ordinating work tops, space for appliances, ceiling light point, radiator, uPVC double glazed window

#### BEDROOM ONE 12'5" x 9'1" (3.79 x 2.79)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window

#### BEDROOM TWO 8'3" x 8'9" (2.53 x 2.68)

Ceiling light point, radiator, uPVC double glazed window

#### BATHROOM 5'7" x 7'3" (1.71 x 2.23)

Fitted with a three piece white suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. ceiling light point, radiator, uPVC double glazed window

### EXTERNALLY

There is a drive providing ample off road parking leading to a detached garage. Gardens to the front and rear.

3D 360°  
VIRTUAL  
TOUR



Available for this property!

To view please look within the menu.



# Holyhead Crescent, Weston Coyney, Stoke-On-Trent,

## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Freehold.

### Viewing

Strictly by appointment with the agents. 01782 399911

### Council Tax Band D

For details of council tax band telephone  
(01782) 234567 SOT

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.


## MORTGAGE ADVICE


Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Written quotations of credit terms available on request. A life assurance policy may be required