



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

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)

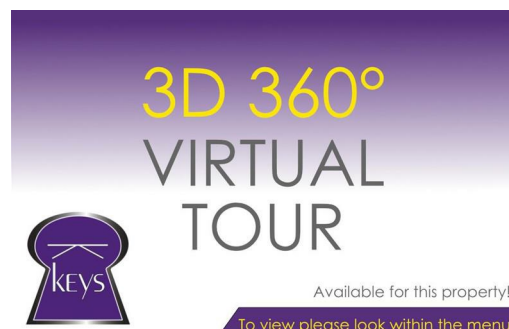
Ceiling light point, radiator, uPVC double glazed window

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.



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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Ground Floor

Holyhead Crescent, Weston Coyney FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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