



# ESTATE AGENTS

*... the key to a successful move*



**Jamame Road, Talke Pits, Stoke-On-Trent, ST7 1QL**

**Offers over  
£230,000**

- \* Six Bedroomed Detached House
- \* Excellent Commuting Links
- \* Popular and Convenient Location
  - \* Ideal Family Home
  - \* Spacious Throughout

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



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## ACCOMMODATION

### DESCRIPTION

Looking for that extra bedroom space! then this is the property for you. A six bedroom Detached House situated in a popular residential location with easy access to the Freeport/Affinity Shopping Outlet and excellent commuting links via the A500 both locally and further afield via the M6 motorway. The accommodation briefly comprises: Entrance hall, open plan lounge/dining area, conservatory, kitchen, cloaks and to the first floor five bedroom and a family bathroom with the Master bedroom with ensuite and dressing room located on the second floor. Outside there is an integral garage, a drive providing off road parking and an enclosed garden to the rear of the property.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, door into lounge, door to cloaks, uPVC exterior door

#### OPEN PLAN LOUNGE & DINING AREA 26'6" x 11'9" (8.1m x 3.6m)



#### Lounge Area 16'0" x 11'9" (4.9m x 3.6m)

Coving to the ceiling, two radiator, understairs storage cupboard, uPVC double glazed window with front aspect, door to inner hallway, archway to dining area



#### Dining Area 9'6" x 8'2" (2.9m x 2.5m)

Coving to the ceiling, radiator, patio doors leading into rear garden, door leading into the kitchen

#### KITCHEN 12'1", x 6'10" (3.7m, x 2.1m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktops and breakfast bar, sink and drainer with mixer tap, spaces for appliances, storage cupboard. Coving to the ceiling, radiator, ceiling light points, part wall tiled, ceramic tiled floor, uPVC double glazed window, uPVC exterior door.



#### CONSERVATORY 8'10" x 7'10" (2.7m x 2.4m)

UPVC double glazed conservatory, ceramic tiled flooring, electric sockets, door to outside



#### CLOAKS 4'3" x 2'7" (1.3m x 0.8m)

Fitted with a two piece cloakroom suite comprises low level w.c., wall mounted wash hand basin, tiled splash back. Ceiling light point, extractor fan.



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## FIRST FLOOR

### STAIRS & LANDING

Ceiling light point, access to bedrooms and bathroom

### BEDROOM TWO 12'5" x 8'10" (3.8m x 2.7m)

Ceiling light point, radiator, uPVC double glazed window



### BEDROOM THREE 12'5" x 8'10" (3.8m x 2.7m)

Built in bedroom furniture, ceiling light point, radiator, uPVC double glazed window



### BEDROOM FOUR 16'4" x 7'2" (5m x 2.2m)

Two ceiling light point, radiator, uPVC double glazed window



### BEDROOM FIVE 7'2" x 6'6" (2.2m x 2m)

Ceiling light point, radiator, uPVC double glazed window



### BEDROOM SIX 6'6" x 5'10" (2m x 1.8m)

Ceiling light point, radiator, uPVC double glazed window



### BATHROOM 5'10" x 5'10" (1.8m x 1.8m)

Fitted with a three piece white suite comprises: panelled bath,



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pedestal wash hand, low level w.c. Ceiling light point, radiator, fully wall tiled, uPVC double glazed window



**DRESSING ROOM 9'2" x 5'6" (2.8m x 1.7m)**  
Recessed lighting, hanging rails.

## SECOND FLOOR

### MASTER BEDROOM 9'10" x 8'10" (3m x 2.7m)

Ceiling light point, radiator, uPVC double glazed window, door to en suite, door to dressing room



## OUTSIDE

Drive to the front providing off road parking

Enclosed rear garden with grassed area and mature planting

### EN SUITE 7'2" x 4'3" (2.2m x 1.3m)

Fitted with a three piece suite comprises: Shower enclosure, pedestal wash hand basin, low level w.c. Recess lighting, fully wall tiled, ceramic tiled flooring, heated towel rail, uPVC double glazed window.



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys

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Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

## Services

We believe all are available.

## Tenure

Assumed to be freehold.

## Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) 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.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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