



# ESTATE AGENTS

*... the key to a successful move*



**Shotsfield Street, Milton, Stoke-On-Trent, ST2 7EU**

**Offers in the  
region of £99,000**

\* An ideal first time buyers property Or investment opportunity

\* Requires Updating

\* Conveniently positioned for all local amenities

\* Two Receptions & Two double bedrooms

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

# Shotsfield Street, Milton, Stoke-On-Trent, ST2 7EU

## ACCOMMODATION

### DESCRIPTION

Looking for that first purchase to put your own stamp on then this is the property for you. Requiring updating a two bedroom Mid Terrace House with GARAGE situated in a sought after residential location in Milton close to all local amenities and road networks. The accommodation comprises: Two reception rooms, kitchen, bathroom and to the first floor two double bedrooms, outside there is an enclosed paved garden area which backs on to allotments. Additional benefits include double glazing and gas central heating provided via a combi boiler.

### GROUND FLOOR

#### RECEPTION (front) 11'5" x 10'9" (3.5m x 3.3m)

Coving to the ceiling, radiator, ceiling light point, double glazed window, uPVC double glazed front door



#### RECEPTION (rear) 11'9" x 11'5" (3.6m x 3.5m)

Coving to the ceiling, radiator, ceiling light point, stairs to first floor, double glazed window,



#### KITCHEN 15'5" x 5'6" (4.7m x 1.7m)

Wall, base units and worktops, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling light point, fully wall tiled, radiator, ceramic tiled floor, double glazed window, uPVC exterior door



#### BATHROOM 7'10" x 5'2" (2.4m x 1.6m)

Fitted with a three piece bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, fully wall tiled, ceramic tiled flooring, double glazed window.



### FIRST FLOOR

#### BEDROOM (front) 11'5" x 10'9" (3.5m x 3.3m)

Ceiling light point, radiator, double glazed window. (has fitted bedroom furniture which in keys opinion would benefit from replacing.

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## **BEDROOM (rear) 11'9" x 11'5" (3.6m x 3.5m)**

Ceiling light point, radiator, double glazed window.



## **OUTSIDE**

Garage with parking for one additional vehicle on the drive. Rear yard backing on the allotments



## **GENERAL INFORMATION**

Viewings - Strictly by appointment with the selling agents Keys Estate Agents 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 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.



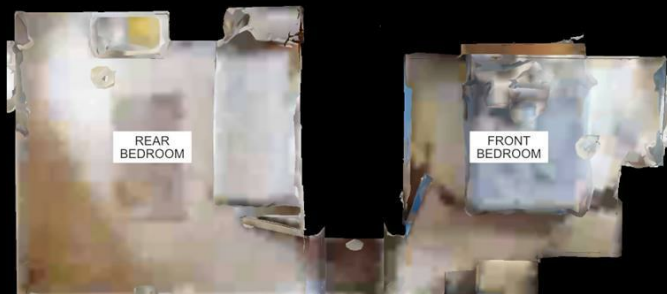
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>61</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	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Shotsfield Street, Milton FLOOR PLAN



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