



ESTATE AGENTS

... the key to a successful move



Cromer Road, Northwood, Stoke-On-Trent, ST1 6QN

**Offers in excess
of £165,000**

- * GOOD OPPORTUNITY FTB/INVESTOR
- * POPULAR RESIDENTIAL LOCATION
- * EXCELLENT COMMUTING LINKS
- * CLOSE ACCESS TO LOCAL AMENITIES
- * LOADS OF POTENTIAL

w: www.keysestateagents.co.uk

Cromer Road, Northwood, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

AN IDEAL PURCHASE FOR A FIRST TIME BUYER OR INVESTOR a three bedroom Semi Detached House which is a well presented property situated in popular and well established residential location, conveniently located for access to all the local amenities and major road networks of the A50, A500 and M6. The accommodation comprises: open plan lounge/diner, fitted kitchen rear porch and bathroom and to the first floor three bedrooms and an upstairs cloakroom. Externally there is a front garden, path to the front door and a drive providing off road parking and leading to a single garage at the rear of the property, the rear garden is enclosed has a paved patio area and a grassed area. Additional benefits include uPVC double glazing and gas central heating.

GROUND FLOOR

OPEN PLAN LOUNGE/DINER 26'10" x 11'1" (8.2m x 3.4m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, two ceiling light points, radiator, dado rail, uPVC double glazed window, uPVC double glazed bay window with front aspect.

KITCHEN 11'5" x 6'6" (3.5m x 2m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, radiator, part tiles walls, laminate wood effect flooring, uPVC double glazed window, door to rear lobby.

REAR LOBBY 6'2" x 4'3" (1.9m x 1.3m)

Ceiling light point, laminate wood effect flooring, door to bathroom.

BATHROOM 8'2" x 7'2" (2.5m x 2.2m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level W.C. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM (front) 13'9" x 11'5" (4.2m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM (Rear) 10'5" x 8'10" (3.2m x 2.7m)

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

BEDROOM (Rear) 15'8" x 7'2" (4.8m x 2.2m)

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window.

CLOAKROOM 7'6" x 2'11" (2.3m x 0.9m)

Fitted with a two piece cloakroom suite comprises: Wash hand basin set in a vanity unit, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

OUTSIDE

Externally there is a front garden, path to the front door and a drive providing off road parking and leading to a single garage at the rear of the property, The rear garden is enclosed has a paved patio area, grassed area and mature plants and planting.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys 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.

3D 360°
VIRTUAL
TOUR



Available for this property!

To view please look within the menu.



Cromer Road, Northwood, Stoke-On-Trent,

Tenure
Assumed to be freehold.

Council Tax Band
For details of council tax band telephone
(01782) 234567 S-O-T

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.

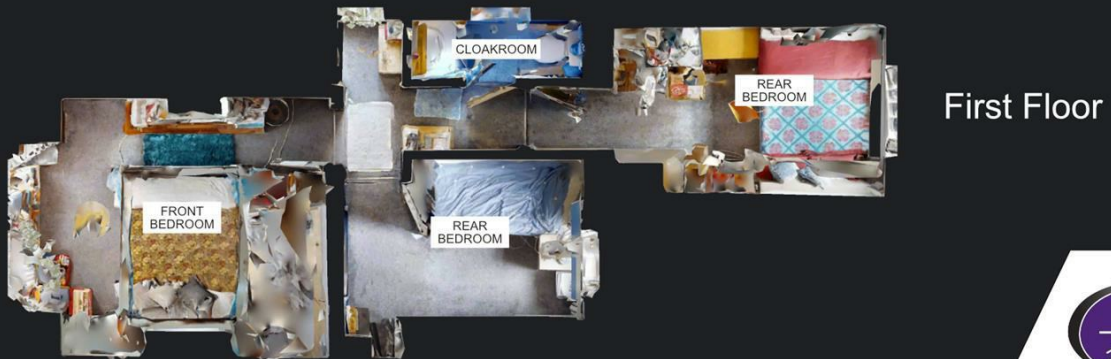
Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	80

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	

For illustration purposes only. Do not scale.



Cromer Road, Northwood 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 purchases 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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