



ESTATE AGENTS

... the key to a successful move



Cotesheath Street, Hanley, Stoke-On-Trent, ST1 3JB

**Offers in excess
of £99,000**

* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY

* TWO RECEPTIONS * TWO DOUBLE BEDROOMS

* POPULAR RESIDENTIAL LOCATION

* GOOD TRANSPORT & COMMUTING ROUTES

w: www.keysestateagents.co.uk

Cotesheath Street, Hanley, Stoke-On-Trent, ST1 3JB

ACCOMMODATION

DESCRIPTION

This is an excellent opportunity for a First Time Buyer or an Investor wishing to expand their portfolio of properties. A Semi Detached House which is very conveniently situated to the local centres of Hanley and Longton with excellent access for commuting via the A50 Uttoxeter link Road. The accommodation which would benefit from some TLC comprises: lounge, dining room, fitted kitchen, bathroom and to the first floor two double bedrooms, externally there are gardens to the front and rear.

GROUND FLOOR

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

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window with front aspect uPVC double glazed exterior door.



RECEPTION (Rear) 12'5" x 11'5" (3.8m x 3.5m)

Coving to the ceiling, recessed lighting, radiator, laminate wood effect flooring, door leading to stairs to first floor, two uPVC double glazed windows



FITTED KITCHEN 14'9" x 6'10" (4.5m x 2.1m)

Fitted with wall and base units and co-ordinating worktops, sink and drainer with mixer tap, spaces for appliances. Coving to the ceiling, radiator, part wall tiled, uPVC double glazed window



BATHROOM 7'2" x 6'6" (2.2m x 2m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Recessed lighting, coving to the ceiling, radiator, fully wall tiled, uPVC double glazed window.



FIRST FLOOR

BEDROOM (Front) 11'9" x 11'5" (3.6m x 3.5m)

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



Cotesheath Street, Hanley, Stoke-On-Trent, ST1 3JB

BEDROOM (Rear) 12'5"x 11'5" (3.8mx 3.5m)

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



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

OUTSIDE

Low maintenance gardens to the front and rear



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.


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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Cotesheath Street, Hanley 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.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required