



ESTATE AGENTS

... the key to a successful move



Imandra Close, Trentham, Stoke-On-Trent, ST4 8TD

**Offers in excess
of £200,000**

* SITUATED IN SOUGHT AFTER RESIDENTIAL LOCATION

* EXCELLENT COMMUTING LINKS

* CLOSE TO LOCAL AMENITIES AND TRENTHAM GARDENS ESTATE

* PROPERTY TO SUITE FTB OR DOWNSIZER

* OWNED SOLAR PANELS GENERATING APPROX £2000 PER ANNUM INCOME

w: www.keysestateagents.co.uk

Imandra Close, Trentham, Stoke-On-Trent, ST4 8TD

ACCOMMODATION

DESCRIPTION

A two bedroomed semi detached property situated in the much sought after area of Trentham, Imandra Close is a short and very pleasant cul-de-sac off Pacific Road close to its junction with New Inn Lane, the property will appeal to first time buyers and those wanting to downsize. Shops and schools are not far away, the popular Trentham Gardens Estate only a short walk away with the A34, A500 and the M6 offer excellent commuting links. The accommodation comprises: Entrance hall, lounge, kitchen, conservatory and to the first floor two bedrooms and a bathroom, the outside space at the rear of the property has been designed to entertain with a purpose built bar area and seating area, at the front is a two car width block paved drive and even a garage with an electric door. The property benefits from solar panels which are owned by the vendors and are included in the sale, generate approx £2,000 income per annum. A property to be viewed as soon as possible

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with ceiling light point, radiator with cover, laminate wood effect flooring, stairs to first floor, uPVC exterior door



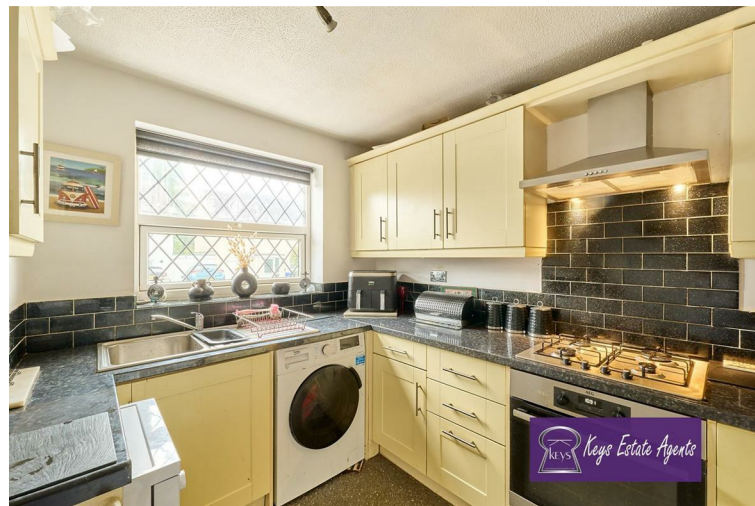
LOUNGE 14'5" x 13'9" (4.4m x 4.2m)

Feature fire surround with electric coal effect fire, wooden flooring, radiator, ceiling light point, electric cinema screen, uPVC door to outside, uPVC door to conservatory



KITCHEN 10'5" x 7'6" (3.2m x 2.3m)

Fitted with a range of wall and base units with co-ordination worktops, built in electric oven, gas hob and extractor hood, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling light point, underfloor heating, part wall tiled, uPVC double glazed window.



CONSERVATORY 9'10" x 9'10" (3m x 3m)

UPVC double glazed victorian style conservatory with underfloor heating, ceiling light point, wood effect tiled flooring, door to outside



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FIRST FLOOR

BEDROOM ONE 14'5" x 10'9" (4.4m x 3.3m)

Fitted with a range of built in wardrobes, ceiling light point, radiator, uPVC double glazed window with rear aspect



BEDROOM TWO 9'2" x 7'10" (2.8m x 2.4m)

Fitted with a range of built in wardrobes with mirrored sliding doors, ceiling light point, radiator, uPVC double glazed window with front aspect



SHOWER ROOM 5'10" x 5'10" (1.8m x 1.8m)

Fitted with a three piece bathroom suite comprises: Separate shower enclosure, wash hand basin set in vanity unit, low level w.c. Ceiling light point, heated towel rail, fully wall tiled, wood effect tiled flooring.



LOFT ROOM

Boarded loft accessible via a loft ladder providing excellent storage space. Lighting and window.



OUTSIDE

To the front of the property is a block paved drive providing off road parking, garage to the side of the property with a electric door.

Rear garden with good size seating area and built in bar



GENERAL INFORMATION

Iandra Close, Trentham, Stoke-On-Trent, ST4 8TD

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.

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.

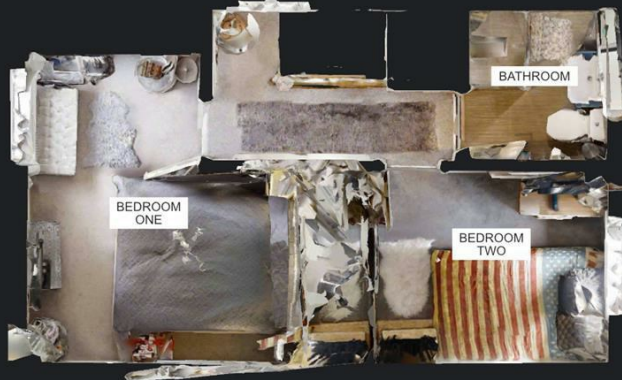
Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



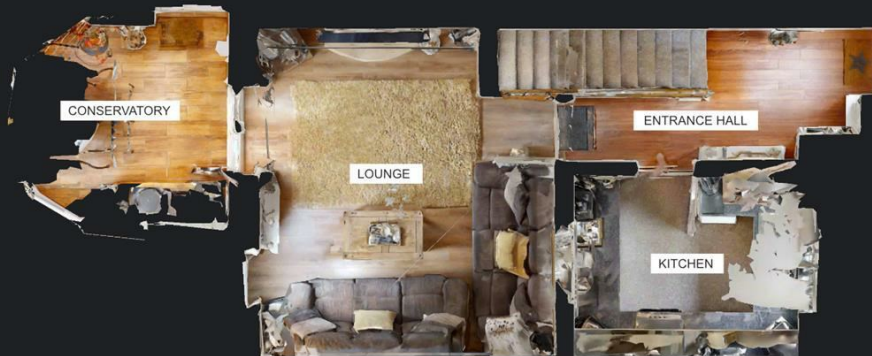
Energy Efficiency Rating

	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	

For illustration purposes only. Do not scale.



First Floor



Ground Floor

Imadra Close, Trentham FLOOR PLAN



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