



ESTATE AGENTS

... the key to a successful move



Canberra Crescent, Meir Park, Stoke-On-Trent, ST3 7RA

**Offers in the
region of
£245,000**

* SITUATED IN SOUGHT AFTER LOCATION

* DETACHED BUNGALOW

* EXCELLENT TRANSPORT LINKS

* GOOD RANGE OF LOCAL AMENITIES

* REQUIRES MODERNISATION

w: www.keysestateagents.co.uk

Canberra Crescent, Meir Park, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Situated in a very popular and sought after residential location at Meir Park, this Detached Bungalow is positioned on a good sized plot is an ideal home for a retired couple or downsizer, requiring some cosmetic updating the property briefly comprises an entrance hall from which a good sized open plan living and dining space is accessed, also off the hallway is a fitted kitchen with a uPVC double glazed door leading to a conservatory, situated from the inner hall is both bedrooms and the bathroom. Outside is a good size block paved drive providing off road parking and leading to a detached garage, there are mature gardens to the front and rear.

Meir Park benefits its own Doctors Surgery, local shop, pub restaurant, children's nursery, fish & chip shop, with B & Q and Supermarkets within close proximity. The A50 is within easy reach providing excellent access locally and to Derby further afield.

GROUND FLOOR

ENTRANCE HALL

Coving to the ceiling, radiator, uPVC exterior door and window

OPEN PLAN LOUNGE & DINING AREA 22'7" x 11'5" (6.9m x 3.5m)

Coving to the ceiling, two radiators, two ceiling light points, two uPVC double glazed windows with front access

FITTED KITCHEN 9'10" x 9'2" (3m x 2.8m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor, spaces for appliances, sink and drainer with mixer tap. Ceiling light point, radiator, coving to the ceiling, wall tiled, ceramic tiled flooring, uPVC double glazed window, uPVC double glazed door leading into the conservatory.

CONSERVATORY 9'6" x 9'6" (2.9m x 2.9m)

UPVC double glazed conservatory with dwarf wall. electrical sockets, ceramic tiled flooring.

INNER HALLWAY

Ceiling light point, loft access point.

BEDROOM (front) 11'5" x 10'5" (3.5m x 3.2m)

Fitted with a comprehensive range of bedroom furniture, coving to the ceiling, radiator, ceiling light point, uPVC double glazed window

BEDROOM (rear) 10'5" x 8'6" (3.2m x 2.6m)

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

BATHROOM 6'2" x 5'10" (1.9m x 1.8m)

Fitted with a three piece white bathroom suite comprises 'P' Shaped panelled bath with over bath shower and screen, wash hand basin set in storage unit, low level w.c. Ceiling light point, radiator, fully wall tiled, tiled flooring, uPVC double glazed window.

OUTSIDE

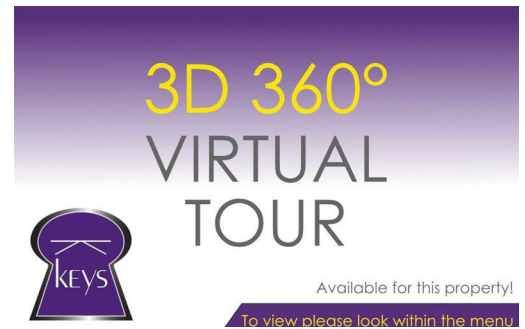
Outside is a good size block paved drive providing off road parking leading and to a detached garage, there are mature gardens to the front and rear.

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



Canberra Crescent, Meir Park, Stoke-On-Trent,

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) 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	

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.



Ground Floor

Canberra Crescent, Meir Park FLOOR PLAN



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