



# ESTATE AGENTS

*... the key to a successful move*



**Fairfield Avenue, Dresden, Stoke-On-Trent, ST3 4NU**

**Offers in excess  
of £190,000**

\* HIGHLY SOUGHT AFTER LOCATION

\* TWO RECEPTION ROOMS

\* EXCELLENT COMMUTER LINKS

\* LARGE PRIVATE REAR GARDEN

\* CUL DE SAC LOCATION

\* NO CHAIN

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

# Fairfield Avenue, Dresden, Stoke-On-Trent, ST3 4NU

## ACCOMMODATION

### DESCRIPTION

An impressive three bedroom Semi-Detached House situated in a quiet cul-de-sac location in a popular residential location at Dresden close to Longton Park and a range of local amenities as well as the Trentham Estate which is also located nearby and is home to beautiful gardens, a shopping village, and a monkey forest. The accommodation which is suited to a growing family comprises: Entrance Porch, Hallway, Lounge and separate Dining Room, Fitted Kitchen, Outhouse and to the first floor three bedroom and a bathroom, outside is a block paved drive providing off road parking, with mature gardens to the rear of the property. NO CHAIN

### GROUND FLOOR

#### PORCH

There is a uPVC porch with uPVC inner door to the entrance hall

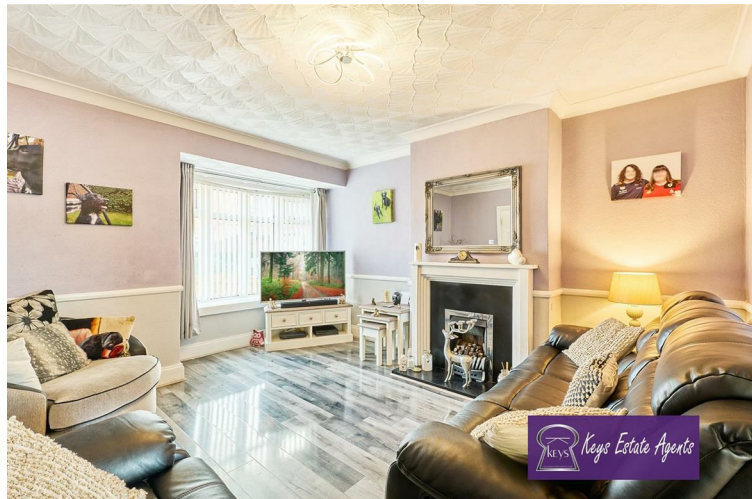
#### ENTRANCE HALL

Coving to the ceiling, radiator with cover, ceiling light point, laminate wood effect flooring, cloaks cupboard, uPVC double glazed window, uPVC exterior door



#### LOUNGE 15'5" x 12'1" (4.7m x 3.7m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, dado rail, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed boxed bay window



#### DINING ROOM 11'5" x 10'5" (3.5m x 3.2m )

Coving to the ceiling, radiator with cover, ceiling light point, laminate wood effect flooring, uPVC double glaze single patio door to outside



#### KITCHEN 11'1" x 8'2" (3.4m x 2.5m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, integrated fridge and freezer, spaces for appliances, wall mounted central heating boiler Ceiling light point, part wall tiled, ceramic tiled flooring, uPVC double glazed window. door to outhouse



#### OUT HOUSE/UTILITY 22'11" x 5'6" (7m x 1.7m )

There is a outhouse which has plumbing for a washer machine. There is a uPVC door leading to outside and a door leading to a w.c.

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## FIRST FLOOR

### STAIRS & LANDING

Ceiling light point, storage cupboard, uPVC double glazed window



### BEDROOM (front) 13'1" x 10'5" (4m x 3.2m)

Fitted with a range of overhead storage units and display units. Build in double wardrobe. Ceiling light point, radiator, uPVC double glazed window



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

Fitted with a range of overhead storage units, wardrobe and display units. Ceiling light point, radiator, uPVC double glazed window



### BEDROOM (front) 9'10" x 7'2" (3m x 2.2m)

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window



### BATHROOM 6'6" x 5'6" (2m x 1.7m)

Fitted with a three piece white bathroom suite, comprises 'P' shaped panelled bath with over bath shower and shower screen. Wash hand basin set in vanity unit, low level w.c. Ceiling light point, heated towel rail, fully wall tiled, uPVC double glazed window.

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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

There is a block paved drive to the front of the property providing off road parking.

There is a good size secure rear garden with a timber decking area which is ideal for entertaining, a grassed area, mature planting and trees and a separate grassed play area



## 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 (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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	62	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Fairfield Avenue, Dresden FLOOR PLAN



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Written quotations of credit terms available on request. A life assurance policy may be required