



ESTATE AGENTS

... the key to a successful move



Shardlow Close, Fenton, Stoke-On-Trent, ST4 2NZ

**Offers in excess
of £165,000**

- * IDEAL HOME FOR FTB
- * EXCELLENT COMMUTING ROUTES
- * POPULAR RESIDENTIAL LOCATION
- * POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSIONS
- * NO UPWARD CHAIN

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Offered with no upward chain. A Semi-Detached family home offering spacious accommodation throughout, located in the quiet cul-de-sac of Shardlow Close in Fenton. The Fenpark area provides a variety of amenities within walking distance and is popular with young couples and growing families. With Longton and Hanley town centres a short drive away, it also has superb commuter links via the A50 and A500.

The accommodation briefly comprises: an entrance hall, open-plan lounge and dining space, fitted kitchen, and on the first floor, three bedrooms and a bathroom. Externally, there is a driveway providing off-road parking leading to a single garage, and mature gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, uPVC double glazed window, uPVC double glazed exterior door

OPEN PLAN LOUNGE & DINING AREA 23'7" x 11'9" (7.2m x 3.6m)

The living room feature a fire surround with an electric fire, coving to the ceiling, a radiator, and ceiling light points. It also includes a uPVC double glazed window with a front aspect and a uPVC patio door leading to the rear garden. An under-stairs storage cupboard is also present.



KITCHEN 13'5" x 6'10" (4.1m x 2.1m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer taps, spaces for appliances. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring, uPVC double glazed window with rear aspect



FIRST FLOOR

STAIRS/LANDING

Ceiling light point, access to loft space. storage cupboard

BEDROOM (front) 11'5" x 11'1" (3.5m x 3.4m)

Fitted with a range of bedroom furniture, including wall-to-wall wardrobes, matching drawers, bedside cabinets, and a headboard. Features a ceiling light point, radiator, and a uPVC double glazed window.



BEDROOM (rear) 12'1" x 8'6" (3.7m x 2.6m)

Ceiling light point, radiator, storage cupboard, uPVC double glazed window

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BEDROOM (front) 11'1" x 6'2" (3.4m x 1.9m)

Ceiling light point, storage cupboard, uPVC double glazed window



BATHROOM 7'2" x 5'10" (2.2m x 1.8m)

Fitted with a three piece white bathroom suite comprises: panelled bath, wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, part wall tiled, uPVC double glazed window



OUTSIDE

To the front of the property is a drive providing off road parking and leading to a single garage. Grassed area to the side of the drive, gate and path leading to the rear garden.

Extensive rear garden area, predominantly lawned, featuring mature trees and various plantings.



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.

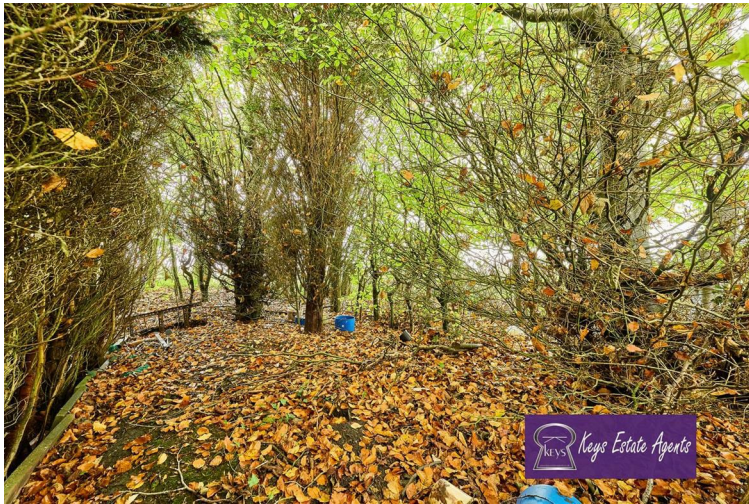
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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

Shardlow Close, Fenton FLOOR PLAN



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