



ESTATE AGENTS

... the key to a successful move



Mount Street, Northwood, Stoke-On-Trent, ST1 2NP

**Offers in excess
of £115,000**

* EXCELLENT FTB OR INVESTMENT OPPORTUNITY

* CENTRALLY LOCATED

* THREE BEDROOM * TWO RECEPTIONS

* RECENTLY UPDATED

* NO UPWARDS CHAIN

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Situated in the popular area of Northwood, this property is a good sized three bedroom Mid Terraced House providing ample space for a family or an excellent buy for an investors. Offered to the market with NO UPWARD CHAIN, this home which has been recently updated is available for immediate occupation. The spacious accommodation briefly comprises: Entrance hall, two reception rooms, fitted kitchen, bathroom and to the first floor three bedrooms. Externally there is a paved yard and out building. Convenient central location, within walking distance of local schools, shops and amenities and has easy accessibility to Hanley City Centre, Festival Retail Park, major roads around the City and Stoke-on-Trent Railway Station.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, uPVC double glazed front door

FRONT RECEPTION 10'9" x 10'5" (3.3m x 3.2m)

Ceiling light point, radiator, double glazed window



REAR RECEPTION 13'5" x 10'5" (4.1m x 3.2m)

Ceiling light point, radiator, stairs to first floor, double glazed window



KITCHEN 11'9" x 6'2" (3.6m x 1.9m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, spaces for appliances, wall mounted gas central heating boiler. Ceiling light point, radiator, part wall tiled, uPVC double glazed window, door to rear porch with ceiling light point and uPVC exterior door... door to bathroom



BATHROOM 8'6" x 5'10" (2.6m x 1.8m)

Fitted with a three piece white bathroom suite comprises panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator. uPVC part panelled walls, double glazed window



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, loft access point doors to bedrooms

BEDROOM ONE 17'0" x 10'2" (5.2m x 3.1m)

Ceiling light point, radiator, wood effect laminate flooring, two double glazed windows with front aspect

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BEDROOM TWO 13'9" x 10'9" (4.2m x 3.3m)

Ceiling light point, radiator, wood effect laminate flooring, double glazed window with rear aspect



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



BEDROOM THREE 12'5" x 9'10" (3.8m x 3m)

Ceiling light point, radiator, wood effect laminate flooring, double glazed window with rear aspect




OUTSIDE

Paved rear yard with a garden room

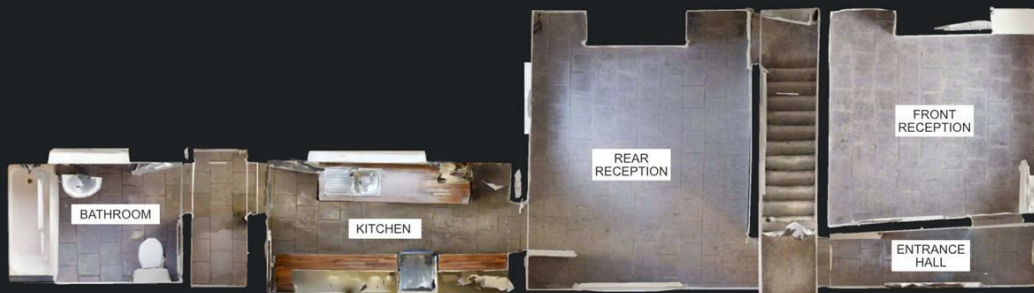
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Energy Efficiency Rating

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

Mount Street, Northwood 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 purchasers 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.

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