



# ESTATE AGENTS

*... the key to a successful move*



**Berwick Road, Sneyd Green, Stoke-On-Trent, ST1 6EP**

**Offers in the  
region of  
£150,000**

\* REQUIRING SOME SELECTIVE UPDATING

\* POPULAR RESIDENTIAL LOCATION

\* EXCELLENT COMMUTING LINKS

\* THREE GOOD SIZE BEDROOMS

\* OFF ROAD PARKING

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



# Berwick Road, Sneyd Green, Stoke-On-Trent, ST1 6EP

## ACCOMMODATION

### DESCRIPTION

Requiring some selective updating this spacious Mid Town House offered for sale is in the highly sought-after residential location of Sneyd Green. The property is located in a peaceful area with convenient public transport links, nearby schools, local amenities, and parks, an ideal location for families and couples alike. The property benefits from an entrance hall, lounge, open plan kitchen and dining area, three good sized bedrooms and a bathroom, outside there is a drive providing off road parking and a rear garden space,

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, stairs to the first floor, exterior door

#### LOUNGE 12'9" x 12'5" (3.9m x 3.8m)

Coving to the ceiling, wall and ceiling light points, radiator, double glazed window with front aspect



#### OPEN PLAN KITCHEN & DINING AREA 18'8" x 9'6" (5.7m x 2.9m)



#### Kitchen Area 9'10" x 9'2" (3m x 2.8m)

Fitted with wall, base units and worktops which would benefit from upgrading. UPVC double glazed window and exterior door



#### Dining Area 9'2" x 7'6" (2.8m x 2.3m)

Ceiling light point, radiator, door to large storage cupboard



#### BATHROOM 7'2" x 6'6" (2.2m x 2m)

Fitted with a four piece white bathroom suite comprises separate shower enclosure with a wall mounted electric shower, panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, fully wall tiled, double glazed window.



### FIRST FLOOR



# Berwick Road, Sneyd Green, Stoke-On-Trent, ST1 6EP

## STAIRS & LANDING

Ceiling light point, doors to bedrooms

## BEDROOM ONE 19'8" x 10'5" (6m x 3.2m)

Good size main bedroom with ceiling light point, radiator, two double glazed windows with front aspect



## OUTSIDE

There is a drive to the front of the property providing off road parking, to the rear is an enclosed low maintenance garden area which has shrubby borders

## BEDROOM TWO 12'1" x 9'2" (3.7m x 2.8m)

Double bedroom with ceiling light point, radiator, double glazed window with rear aspect



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

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

## BEDROOM THREE 8'10" x 7'10" (2.7m x 2.4m)

Ceiling light point, radiator, access to loft space, double glazed window with rear aspect

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



Ground Floor



First Floor

## Berwick Road, Sneyd Green 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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Written quotations of credit terms available on request. A life assurance policy may be required