

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.keysestataeagents.co.uk

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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

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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



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



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



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 shrubbery borders



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

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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.

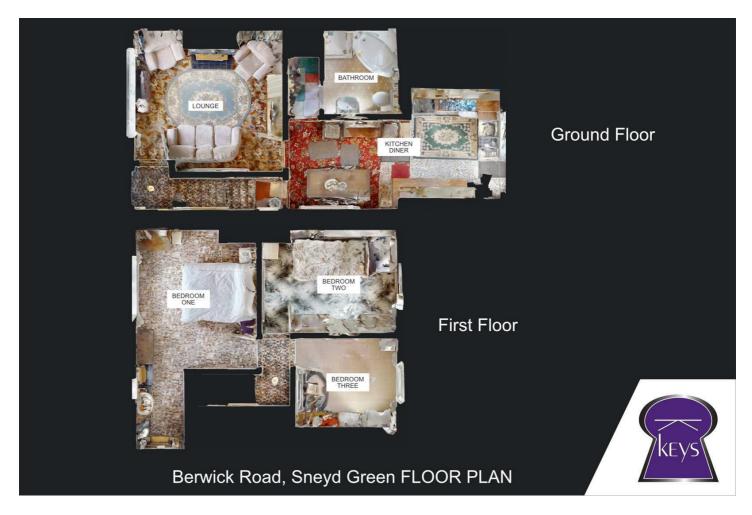
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

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



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YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Written quoristics of Cerefit terms available on request. A life assurance policy may be required.