



ESTATE AGENTS

... the key to a successful move



Annette Road, Fenpark, Stoke-On-Trent, ST4 3RH

**Offers in excess
of £120,000**

- * SEMI DETACHED ONE BEDROOM BUNGALOW
- * POPULAR RESIDENTIAL LOCATION
- * EASY ACCESS TO COMMUTING ROUTES
- * SUITABLE FOR FTB/INVESTOR/RETIRED PERSON
- * REQUIRES SELECTIVE UPDATING
- * NO CHAIN

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Ideal First time buy or Buy to Let Investment or even suitable for a retired couple! A Semi-Detached Bungalow which has been well maintained over the years but now requires some cosmetic updating, it benefits from gas central heating, UPVC double glazing and has plenty of off road parking space. It has one double bedroom, a lounge, kitchen and a bathroom, outside there is a low maintenance garden at the rear of the property. Close to local schools and amenities it is within easy reach of both Longton and Hanley Town centres and offers good commuting links via the A50 to the A500 and M6. NO CHAIN

ENTRANCE HALL

Ceiling light point, ceramic tiled floor, uPVC double glazed exterior door, access to loft space.



BEDROOM 12'5" x 8'10" (3.8m x 2.7m)

Ceiling light point, radiator, uPVC double glazed window



LOUNGE 15'1" x 9'6" (4.6m x 2.9m)

Ceiling and wall light points, radiator, uPVC double glazed window with front aspect

BATHROOM 6'10" x 5'2" (2.1m x 1.6m)

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



KITCHEN 12'1" x 4'11" (3.7m x 1.5m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer, plumbing for washer machine, spaces for appliances. Ceiling light point, part wall tiled, radiator, ceramic tiled flooring, uPVC double glazed window with rear aspect

OUTSIDE

To the front of the property is a drive providing ample off road

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parking, at the rear is an enclosed tiered garden that has a patio area and steps to the other levels



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

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

Annette Road, Fenton 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.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required