



# ESTATE AGENTS

*... the key to a successful move*



**New Inn Lane, Trentham, Stoke-On-Trent, ST4 8EX**

**Offers in excess  
of £175,000**

- \* EXCELLENT OPPORTUNITY FOR A FTB OR INVESTOR
- \* SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- \* CLOSE TO COMMUTING LINKS OF THE A34, A50/A500 AND THE M6
- \* NO UPWARD CHAIN

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



# New Inn Lane, Trentham, Stoke-On-Trent, ST4 8EX

## ACCOMMODATION

### DESCRIPTION

This Semi Detached property would make an ideal First Time Buy, situated in New Inn Lane a popular and sought after residential location of Trentham and within walking distance of a host of amenities including local shops, Ash Green Primary School and Trentham Gardens Estate, a great location within easy commuting distance of Stone, The Potteries, A500 and M6 motorway jct15. No upward chain. The accommodation briefly comprises: Entrance Hall. Lounge, Conservatory, Kitchen, Cloaks and to the first floor two Bedrooms and a Shower room, outside is a drive providing off road parking, gardens to the front and rear, additional benefits include gas central heating and double glazing.

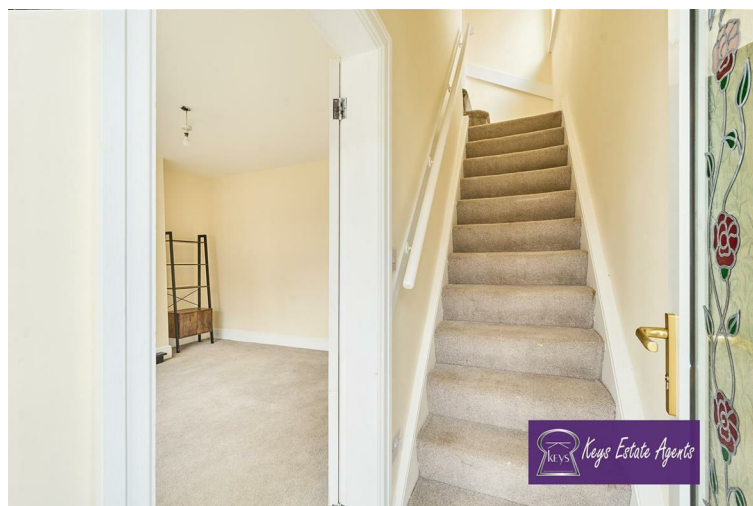
### GROUND FLOOR

#### PORCH

UPVC double glazed entrance porch with french doors, ceramic tiled floor, uPVC double glazed exterior door leading into entrance hall

#### ENTRANCE HALL

Ceiling light point, stairs to first floor, door into lounge, exterior door



#### LOUNGE 13'9" x 13'9" (4.2m x 4.2m)

Feature fireplace, ceiling light point, radiator, uPVC double glazed bay window with front aspect



#### KITCHEN 13'9" x 8'6" (4.2m x 2.6m)

Fitted with a range of wall and base units with co-ordinating worktops and splashback, built in electric oven, four burner gas hob and extractor, sink and drainer with mixer tap. Ceiling light point, ceramic tiled flooring, radiator, uPVC double glazed window, door to conservatory



#### CONSERVATORY 7'6" x 6'6" (2.3m x 2m)

UPVC double glazed conservatory with wood effect laminate flooring, wall light point, uPVC double glazed door to outside.



#### CLOAKS 8'2" x 2'7" (2.5m x 0.8m)

Low level w.c. ceiling light point, ceramic tiled floor, uPVC double glazed window

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## **SHOWER ROOM 7'6" x 5'2" (2.3m x 1.6)**

To the front of the property is an gravel and paved area providing off road parking at the rear is an enclosed garden predominantly grassed and a patio area.



## **FIRST FLOOR**

### **STAIRS & LANDING**

## **BEDROOM (front) 13'9" x 9'6" (4.2m x 2.9m)**

Ceiling light point, radiator, uPVC double glazed window.



## **BEDROOM (rear) 8'10" x 8'10" (2.7m x 2.7m)**

Ceiling light point, radiator, uPVC double glazed window.



## **OUTSIDE**

To the front of the property is an gravel and paved area providing off road parking at the rear is an enclosed garden predominantly grassed and a patio area.



## **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.

Council Tax Band  
For details of council tax band telephone  
(01782) 234567 S-O-T



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## 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.

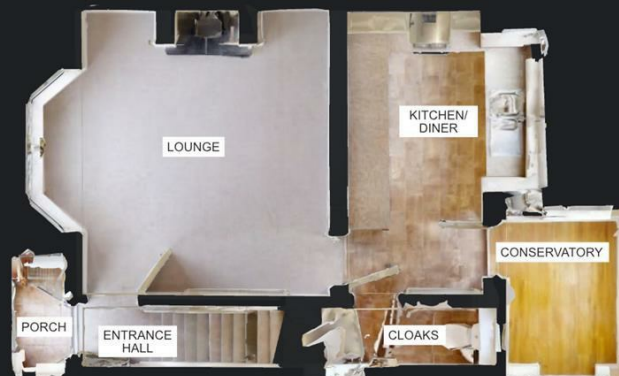
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

### New Inn Lane, Hanford 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