



ESTATE AGENTS

... the key to a successful move



High Lane, Burslem, Stoke-On-Trent, ST6 7AA

**Offers in the
region of
£195,000**

- * THREE BEDROOM DETACHED BUNGALOW
- * POPULAR RESIDENTIAL LOCATION
- * EXCELLENT COMMUTING ROUTES
- * WELL MAINTAINED THROUGHOUT

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A Detached Bungalow offering spacious accommodation throughout, located in the popular residential location in High Lane Burslem with easy access to local amenities, schools and bus routes. The property also has access locally to Tunstall town centre which offers a diverse range of shops, supermarkets, to Hanley Potteries shopping centre and the Festival Retail Park. There are excellent commuter links via the A50, A500 and M6 motorway. The accommodation comprises: Entrance hall, good sized open plan lounge/diner, kitchen, three good sized bedrooms and a bathroom. There is a drive providing off road parking for several vehicles and leading to a detached garage, gardens to the front and rear.

ENTRANCE HALL

UPVC double glazed exterior door, radiator

LOUNGE/DINER 21'11" x 13'1" (6.7m x 4m)

Coving to the ceiling, wall and ceiling light points, two radiators, two uPVC double glazed windows.



KITCHEN 12'5" x 9'6" (3.8m x 2.9m)

Fitted with a range of base units and co-ordinating worktops, sink and drainer with mixer tap, cooker point, spaces for appliances., wall mounted central heating boiler, Coving to the ceiling, radiator, fully wall tiled, wooden flooring, two uPVC double glazed windows, uPVC exterior door.



BEDROOM ONE 16'0" x 10'2" (4.9m x 3.1m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



BEDROOM TWO 12'1" x 11'1" (3.7m x 3.4m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



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

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



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BATHROOM 8'10" x 7'10" (2.7m x 2.4m)

Fitted with a three piece white bathroom suite, comprises: panelled bath with over bath shower, wash hand basin set into storage cupboards, low level w.c. Ceiling light point, radiator, fully wall tiled, storage cupboard, uPVC double glazed window.



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

OUTSIDE

There is a drive to the front and side of the property providing ample off road parking and leading to a detached garage. Predominantly grassed gardens to the front and rear.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345365

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

Energy Efficiency Rating

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

For illustration purposes only. Do not scale.



Ground Floor

High Lane, Burslem 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