



ESTATE AGENTS

... the key to a successful move



Broomhill Street, Tunstall, Stoke-On-Trent, ST6 5JD

**Offers in the
region of £80,000**

- * REQUIRES SOME UPDATING
- * INVESTOR OR FTB OPPORTUNITY
- * CENTRALLY LOCATED CLOSE TO LOCAL AMENITIES
- * EXCELLENT COMMUTER LINKS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

We are delighted to welcome to the sales market, requiring some selective updating a two bedroom Mid Terraced House situated in the popular location of Tunstall, close to the local schools, Tunstall town centre, A500 and M6 road Networks. The property offers fantastic opportunity for a buy-to-let investor of FTB and briefly comprises: Two reception rooms, kitchen and to the first floor two bedrooms and a bathroom, externally there is a rear yard

GROUND FLOOR

FRONT RECEPTION 11'9" x 11'5" (3.6m x 3.5m)

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



REAR RECEPTION 15'1" x 11'5" (4.6m x 3.5m)

Open fireplace, ceiling light point, radiator, uPVC double glazed window, door leading to stairs to the first floor



KITCHEN 13'1" x 6'2" (4m x 1.9m)

Fitted with wall and base units with co-ordinating worktops, sink and drainer, plumbing and space for a washer machine, cooker point, spaces for appliances. Ceiling light point, radiator, part wall tiled, uPVC double glazed window, uPVC exterior door



FIRST FLOOR

FRONT BEDROOM 11'9" x 11'5" (3.6m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window



REAR BEDROOM 16'4" x 8'2" (5m x 2.5m)

Ceiling light point, radiator, uPVC double glazed window



BATHROOM 13'1" x 6'2" (4m x 1.9m)

Fitted with a three piece shower suite comprises: Tiled shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator. wooden flooring, uPVC double glazed window

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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

Enclosed rear yard with open views



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 and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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



First Floor

Broomhill Street, Tunstall 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