



ESTATE AGENTS

... the key to a successful move



Rutland Street, Hanley, Stoke-On-Trent, ST1 5JG

**Offers in the
region of £79,950**

* EXCELLENT OPPORTUNITY FOR A FIRST TIME BUYER

* VERY WELL MAINTAINED THROUGHOUT

* CENTRALLY LOCATED

* EXCELLENT COMMUTER LINKS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A very well maintained two bedroom Mid Terrace House situated in a convenient location for Hanley city centre and Festival Retail Park where you will find a diverse range of shops and amenities. An excellent opportunity for a first time buyer to get onto the property ladder. The accommodation briefly comprises: lounge, dining room and kitchen to the first floor floor two bedrooms and bathroom. Additional benefits include uPVC double glazing and gas fired central heating. Yard area to the rear of the property

GROUND FLOOR

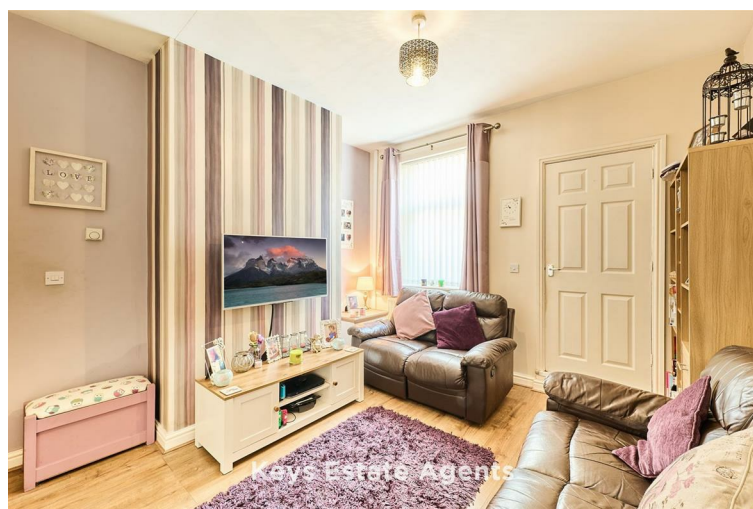
FRONT RECEPTION 11'5" x 10'5" (3.5m x 3.2m)

Ceiling light point, radiator, laminate wood effect floor, uPVC double glazed window, uPVC exterior door



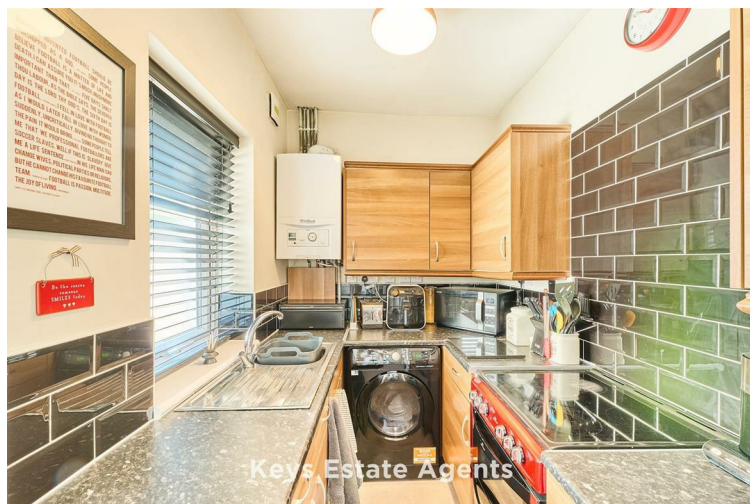
REAR RECEPTION 11'5" x 11'1" (3.5m x 3.4m)

Ceiling light point, radiator, laminate wood effect floor, uPVC double glazed window, door leading to stairs to the first floor



KITCHEN 10'9" x 5'6" (3.3m x 1.7m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for a washer machine, spaces for appliances, wall mounted combi central heating boiler. Ceiling light point, wall heater, part wall tiled, uPVC double glazed window, uPVC exterior door



FIRST FLOOR

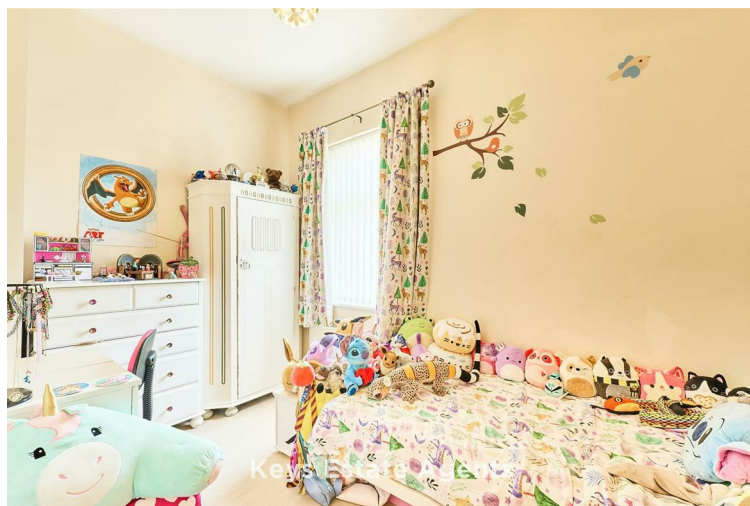
BEDROOM (front) 11'5" x 10'2" (3.5m x 3.1m)

Ceiling light point, radiator, uPVC double glazed window



BEDROOM (rear) 11'5" x 6'10" (3.5m x 2.1m)

Ceiling light point, radiator, uPVC double glazed window



BATHROOM 8'2" x 6'2" (2.5m x 1.9m)

Fitted with a three piece bathroom suite comprises panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, tile effect laminate flooring.

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OUTSIDE

Yard to the rear with a brick store



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

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.

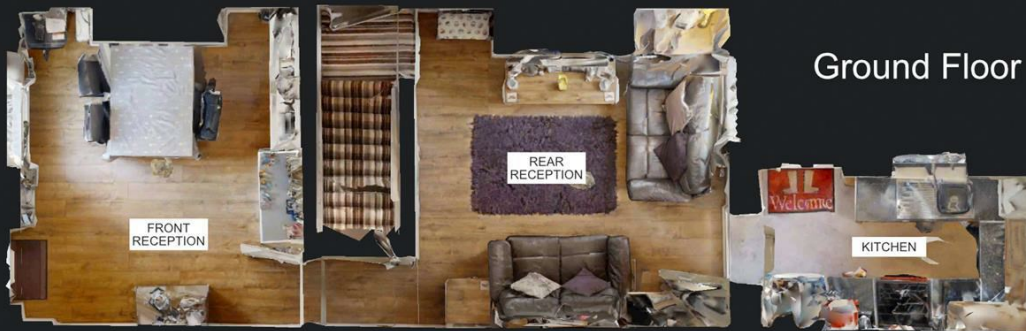
Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	83
(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.



Rutland Street, Hanley 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.

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