



ESTATE AGENTS

... the key to a successful move



Hemingway Road, Meir Hay, Stoke-On-Trent, ST3 1SL

**Offers in the
region of
£184,950**

* THREE BEDROOM SEMI DETACHED HOUSE

* POPULAR RESIDENTIAL LOCATION

* CLOSE TO LOCAL AMENITIES AND TOWN CENTRE

* EXCELLENT COMMUTING ROUTES ACROSS THE CITY

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Your Move are delighted to be offering For Sale this three bedroom semi detached house, ideal as a family home buy or investment home. The property is situated in a popular residential location and in brief comprises of entrance hall, lounge, fitted kitchen and to the first floor a landing gives access to three bedrooms and a bathroom. Outside there are gardens to the front and rear and a driveway providing parking for a number of vehicles. There is a single garage that is not currently operational and requires a new roof. The property benefits from gas central heating and is double glazed.

The property is located on the popular Meir Hay estate on the outskirts of Longton within an area of varied style homes. Within walking distance to local amenities and having access to Longton Town Centre, public transport links also to take you to the Town centre and other potteries towns. Road links include the A50, A500 and the M6.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, laminate wood effect flooring, stairs to first floor, uPVC exterior door

LOUNGE 15'1" x 11'9" (4.6m x 3.6m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, two ceiling light points, radiator, uPVC double glazed bay window with front aspect.



BREAKFAST KITCHEN 14'5" x 9'6" (4.4m x 2.9m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktop, breakfast bar and splashbacks, built in electric oven, five burner gas hob and extractor hood, integrated fridge and freezer, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, Recessed lighting, radiator, laminate wood effect flooring uPVC double glazed window, uPVC double glazed sliding patio doors



FIRST FLOOR

STAIRS & LANDING

Ceiling light pont, loft access point, uPVC double glazed window

BEDROOM ONE 13'9" x 8'2" (4.2m x 2.5m)

Ceiling light point, radiator, uPVC double glazed window with front aspect



BEDROOM TWO 10'2" x 8'2" (3.1m x 2.5m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect



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BEDROOM THREE 10'9" x 5'10" (3.3m x 1.8m)

Ceiling light point, radiator, uPVC double glazed window with front aspect



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

ADDITIONAL PHOTOGRAPHS

BATHROOM 5'10", x 5'10" (1.8, x 1.8m)

Fully tiled bathroom fitted with a three piece white suite comprises: panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point, heated towel rail, laminate wood effect flooring, uPVC double glazed window.



OUTSIDE

At the front of the is a grassed area and drive providing of road parking. The garage is currently not useable and requires a new roof.

At the rear of the property is a patio area, a grassed area and a raised sitting area

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1



2



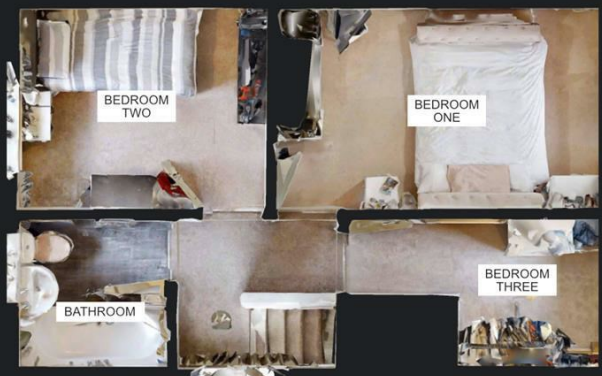
Energy Efficiency Rating

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



First Floor

Hemingway Road, Meir Hay FLOOR PLAN



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