



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

Hanley Road, Smallthorne, Stoke-On-Trent, ST6 1RD

**Offers in the
region of
£139,950**

- * EXCELLENT FIRST TIME BUY
- * POPULAR RESIDENTIAL LOCATION
- * THREE BEDROOMS
- * SPACIOUS THROUGHOUT

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A spacious three bedroom Town House with double driveway providing ample off road parking, close to local schools, shops and conveniently located with excellent commuting links. Ideally suited to a first time buyer the accommodation comprises entrance hall, lounge and large open plan kitchen and dining area and to the first floor three good size bedrooms, bathroom and separate w.c.. Outside is a garden to the rear. No chain involved, viewings are strongly recommended.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, stairs to the first floor, uPVC exterior door

LOUNGE 14'5" x 10'5" (4.4m x 3.2m)

Feature fire surround housing a pebble effect electric fire, coving to the ceiling, radiator, ceiling light point, uPVC double glazed patio doors.



OPEN PLAN KITCHEN & DINING SPACE 17'8" x 12'9" (5.4m x 3.9m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktops, built in oven, hob and extractor, sink and drainer with mixer tap spaces for appliances. Ceiling light points, radiator, part wall tiled, two uPVC double glazed windows



REAR PORCH

Ceiling light point, storage cupboard, uPVC double glazed exterior door.

FIRST FLOOR

STAIRS & LANDING

Recessed lighting, loft access point.

BEDROOM ONE 11'1" x 9'2" (3.4m x 2.8m)

Coving to the ceiling, radiator, ceiling light point, built in storage cupboard, uPVC double glazed window.



BEDROOM TWO 11'1" x 10'2" (3.4m x 3.1m)

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



BEDROOM THREE 8'2" x 7'2" (2.5m x 2.2m)

Coving to the ceiling, radiator, ceiling light point, built in storage cupboard, uPVC double glazed window.

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BATHROOM 5'10" x 4'7" (1.8m x 1.4m)

Fully tiled bathroom fitted with a panelled bath with over bath shower and shower screen, pedestal wash hand basin. Ceiling light point, radiator, uPVC double glazed window



SEPARATE W.C 4'3" x 2'7" (1.3m x 0.8m)

Fully tiled, low level w.c.

OUTSIDE

Enclosed paved rear garden.



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.

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

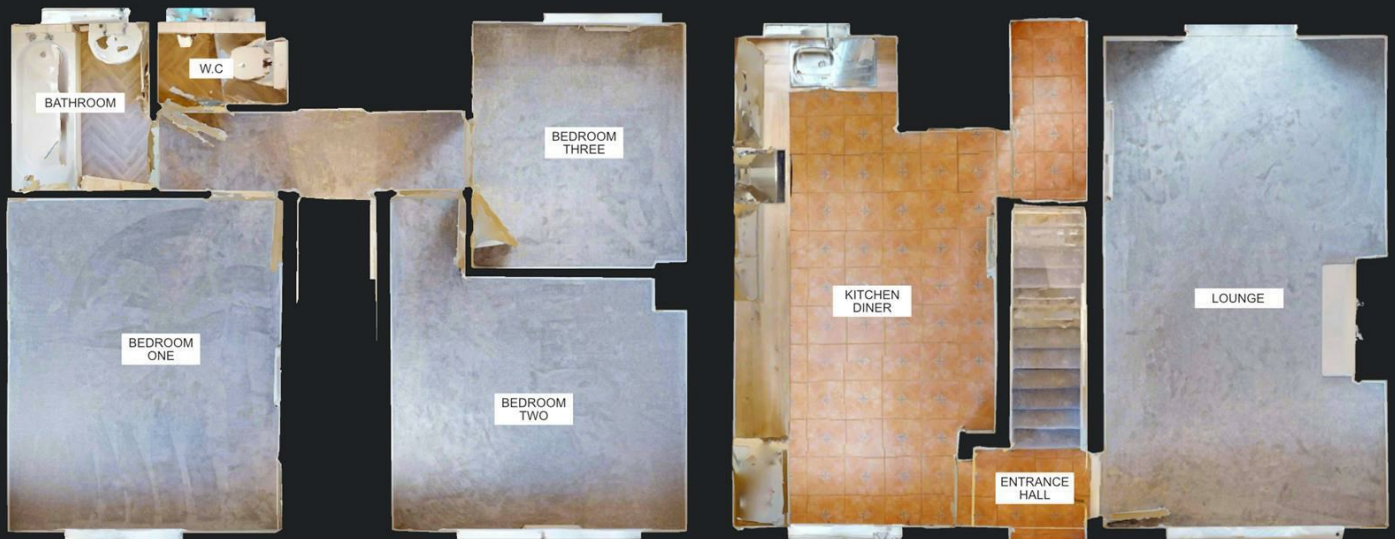


GENERAL INFORMATION

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(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

Hanley Road, Smallthorne 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