



Keelings Drive, Trent Vale, Stoke-On-Trent, ST4 5QX

Asking Price £155,000

**Austerberry**<sup>™</sup>  
*The Best Move You'll Make* 



## THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, SOUTH FACING GARDEN AND PAVED PARKING AREA!

Keelings Drive is within walking distance of Royal Stoke University Hospital and from here there is also quick and easy access to the A50, A500 and M6... as well as to Newcastle Under Lyme and Stoke on Trent.

Whether you are looking for a family home or a strategically placed Buy To Let investment opportunity we really do feel that 41 Keelings Drive would make an ideal choice! There's no chain to slow down your purchase of this property and it really is a big house on a big plot with an impressive South facing garden and lots of paved parking space at the front.

There's already gas central heating and UPVC double glazing virtually throughout and the property most definitely has plenty of additional potential.

See our virtual viewing online and for more information call us on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

\* Three Double Bedrooms! \* Two Reception Rooms

\* Walking Distance From Royal Stoke University Hospital \* South Facing Rear Garden

\* Extensive Paved Parking Area \* UPVC Double Glazing Virtually Throughout \* Gas Central Heating

\* No Chain To Slow Down Your Purchase!

## LOCATION

Starting from the Hanford Roundabout where the A500 and A34 cross, follow the A34 toward Newcastle. Follow the A34 and Keelings Drive is on your right hand side after passing St John's Street and our For Sale board clearly identifies this property.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Double radiator. Laminate flooring. Stairs leading to the first floor. Walk in store room with shelving, UPVC double glazed window and additional storage.

### DINING ROOM *10' 11" x 10' 8" (3.32m x 3.25m)*

Fitted carpet. Radiator. UPVC double glazed window.

### LOUNGE *14' 8" x 11' 6" (4.47m x 3.50m)*

Laminate flooring. Double radiator. Timber fireplace surround with tiled inserts and coal effect gas fire + back boiler for central heating. UPVC double glazed double doors lead out onto the patio.

### FITTED KITCHEN *11' 6" x 7' 5" (3.50m x 2.26m)*

Tiled floor and walls. Range of wall cupboards and base units with a medium colour timber effect finish with integral lighting within the display cupboards and integrated gas hob, cooker hood and Stoves eye level double oven. Plumbing for washing machine. Extractor. UPVC double glazed window. Double radiator.

### SIDE HALL

Tiled floor. Store.

### CLOAKROOM/WC

Tiled floor. White low level wc. Timber double glazed window.

### UTILITY ROOM/PORCH *9' 6" x 5' 10" (2.89m x 1.78m)*

Tiled floor. Timber single glazed windows. Front and rear doors. Work surface.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. UPVC double glazed window. Walk in airing cupboard with shelving and insulated hot water cylinder.

### BEDROOM ONE *11' 7" x 10' 8" (3.53m x 3.25m)*

Fitted carpet. Double radiator. UPVC double glazed window.

### BEDROOM TWO *10' 11" x 10' 7" (3.32m x 3.22m)*

Fitted carpet. Double radiator. UPVC double glazed window.

### BEDROOM THREE *11' 6" x 9' 5" (3.50m x 2.87m)*

Fitted carpet. Double radiator. UPVC double glazed window.

### BATHROOM/WC *8' 5" x 4' 10" (2.56m x 1.47m)*

White suite consisting of a panelled bath, pedestal wash basin, low level wc and separate walk in shower. Tiled walls. Radiator. UPVC double glazed window. Laminate-look vinyl flooring.

## OUTSIDE

There's an extensive paved parking area and low maintenance garden to the front of the house and a large South facing rear garden with paved patio, lawn and two sheds.

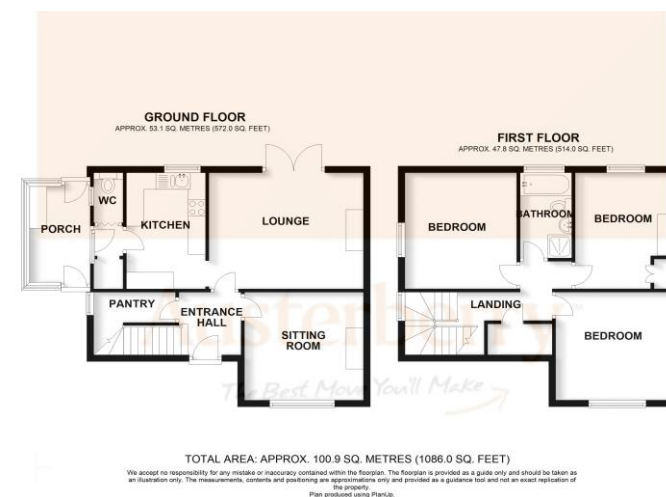


## PLEASE NOTE

- These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale. Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite for recommending you to them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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