



ESTATE AGENTS

... the key to a successful move



Knowles View, Butt Lane, Stoke-On-Trent, ST7 1GH

**Offers in excess
of £199,995**

* Three Bedroom Semi Detached House

* Popular Residential Location

* Close to Local Amenities, Schools and Train Station

* Ideal for Young/Growing Families

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

NOT TO BE MISSED CALL OR EMAIL FOR A VIEWING.

Situated on a popular residential development in Talke, Knowles View enjoys a pleasant and peaceful, end of cul-de-sac position on the fringe of the estate, bordering onto adjacent woodland. This delightful three bedroom Semi Detached House will be an excellent purchase for a variety of buyers especially professional couples and first time buyers seeking contemporary living in a desirable location. The property comprises: Entrance hall, lounge/diner, fitted kitchen, cloaks and to the first floor three bedrooms and a bathroom. The exterior has off road parking and enclosed low maintenance rear garden. Talke is a semi rural location with a variety of local amenities while being within easy reach of larger towns such as Newcastle-under-Lyme and Stoke-on-Trent.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with ceiling light point, radiator, exterior door, stairs to the first floor



LOUNGE/DINER 14'1" x 13'9" (4.3m x 4.2m)

Lovely cosy bright space with ceiling light points, radiator, uPVC double glazed french doors to outside.



KITCHEN 11'1" x 7'2" (3.4m x 2.2m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, radiator, tiled flooring, uPVC double glazed window.



CLOAKS 5'10" x 2'7" (1.8m x 0.8m)

Fitted with a two piece cloakroom suite comprises: Pedestal wash hand basin and low level w.c. Ceiling light point, radiator, tiled flooring, part wall tiled, uPVC double glazed window

FIRST FLOOR

BEDROOM ONE 13'9" x 7'6" (4.2m x 2.3m)

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



BEDROOM TWO 11'1" x 7'6" (3.4m x 2.3m)

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

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BEDROOM THREE 8'10" x 5'10" (2.7m x 1.8m)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window with rear aspect



BATHROOM 6'2" x 5'10" (1.9m x 1.8m)

Fitted with a three piece white bathroom suite, comprises: Panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, uPVC double glazed window



EXTERNALLY

To the front of the property is a drive and gravelled area providing ample parking, a side gate leads to the rear garden where you will find a paved patio area and grassed areas



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 (01782 345645) 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(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

12 Knowles View, Talke FLOOR PLAN



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