



ESTATE AGENTS

... the key to a successful move



Alma Street, Fenton, Stoke-On-Trent, ST4 4PQ

**Offers in the
region of £99,950**

- * IDEAL BUY FOR FTB OR INVESTOR
- * WELL MAINTAINED THROUGHOUT
- * WITHIN EASY ACCESS OF LOCAL AMENITIES AND COMMUTING ROUTES
- * POPULAR RESIDENTIAL LOCATION

w: www.keysestateagents.co.uk

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ACCOMMODATION

GROUND FLOOR

DESCRIPTION

Excellent opportunity for a First Time Buyer or Investor alike. Keys are delighted to offer the market this two bedroom Mid Terrace House which is well maintained and situated in the popular residential location of Fenton, conveniently close to City Road and providing easy access to a range of local amenities, including shops, schools, doctors, and main bus links, commuters benefit from the proximity to major road networks, including the A50, A500, and M6, connecting to the city centre of Hanley, Longton, Stoke, and other pottery towns. The accommodation briefly comprises: Two reception rooms, fitted kitchen, bathroom and to the first floor two double bedrooms, outside is a paved rear yard.

FRONT RECEPTION 11'1" x 10'5" (3.4m x 3.2m)

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, uPVC double glazed window, uPVC exterior door, opening through to rear reception



REAR RECEPTION 12'5" x 11'1" (3.8m x 3.4m)

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



KITCHEN 12'9" x 6'2" (3.9m x 1.9m)

Fitted wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, wall mounted central heating boiler. Ceiling light point, radiator, tiled flooring part wall tiled, uPVC double glazed window.



REAR PORCH

Ceiling light point, space for appliance, door to bathroom, uPVC exterior door,

BATHROOM 7'6" x 6'2" (2.3m x 1.9m)

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



FIRST FLOOR

FRONT BEDROOM 11'1" x 10'5" (3.4m x 3.2m)

Ceiling light point, radiator, uPVC double glazed window.

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REAR BEDROOM 12'5" x 11'1" (3.8m x 3.4m)

Ceiling light point, radiator, storage cupboard, uPVC double glazed window.



OUTSIDE

Paved rear yard with brick store.



GENERAL INFORMATION

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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 Alma Street, Fenton 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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