



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

Ronson Avenue, Trent Vale, Stoke-On-Trent, ST4 6PX

**Offers in the
region of
£249,950**

- * EXCELLENT FAMILY HOME
- * QUIET CUL-DE-SAC POSITION
- * FOUR BEDROOMS PLUS EN SUITE
- * CLOSE TO ROYAL STOKE HOSPITAL & COMMUTER LINKS
- * GARAGE & DRIVE

w: www.keysestateagents.co.uk

Ronson Avenue, Trent Vale, Stoke-On-Trent, ST4 6PX

ACCOMMODATION

DESCRIPTION

This well-appointed traditional extended semi-detached home is positioned in a quiet cul de sac. The property briefly consists of four bedrooms, the master bedroom benefitting from an en suite shower room, a family bathroom, open plan lounge and dining area, kitchen with a door leading to a conservatory providing additional living space. There is a single garage, off road parking for up to two vehicles and a mature and well-presented rear garden backing onto open green space.

The property also benefits from being close to Royal Stoke Hospital, local amenities, doctors, dentist and highly regarded local schools, as well as being on an excellent commuter link for the A34, M6 & A50 towards, Newcastle, Trentham, Stone, Stafford and Birmingham.

GROUND FLOOR

ENTRANCE HALL

Brick porch with uPVC front door leading to inner door into the entrance hall with ceiling light point, radiator and stairs to first floor.

KITCHEN 11'5" x 9'2" (3.5m x 2.8m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, spaces for appliances. Recessed lighting, radiator, part wall tiles, ceramic tiled flooring, uPVC double glazed window, uPVC door to conservatory



CONSERVATORY 15'8" x 8'6" (4.8m x 2.6m)

UPVC double glazed conservatory with ceramic tiled floor, wall light points, uPVC door to outside garden area, uPVC door into garage.



OPEN PLAN LOUNGE & DINING AREA 25'11" x 11'1" (7.9m x 3.4m)

Feature fire surround with pebble effect gas fire, ceiling and wall light points, two radiators, uPVC double glazed bay window with front aspect, uPVC double glazed window with rear aspect



FIRST FLOOR

MASTER BEDROOM 13'1" x 11'5" (4m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect, door to en suite shower room

Ronson Avenue, Trent Vale, Stoke-On-Trent, ST4 6PX



BEDROOM THREE (REAR) 11'1" x 11'1" (3.4m x 3.4m)

Fitted wardrobes, overhead storage cupboards and shelving, ceiling light point, radiator, uPVC double glazed window.



ENSUITE 6'6" x 2'7" (2m x 0.8m)

Fitted with a three piece suite comprises: fully tiled separate shower enclosure, pedestal wash hand basin, low level w.c. Recessed lighting, part wall tiled, uPVC double glazed window



BEDROOM FOUR (FRONT) 6'10" x 5'6" (2.1m x 1.7m)

Ceiling light point, radiator, wall mounted central heating boiler, uPVC double glazed window



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

Fitted wardrobes and shelving, ceiling light point, radiator, uPVC double glazed bay window.



BATHROOM 6'10" x 5'2" (2.1m x 1.6m)

Fully tiled bathroom with 'P' shaped panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Recessed lighting, radiator, uPVC double glazed window

Ronson Avenue, Trent Vale, Stoke-On-Trent, ST4 6PX



OUTSIDE

Block paved front drive providing ample parking and leading to a single garage.

At the rear is a private enclosed garden backing onto open fields



GARAGE 20'4" x 11'5" (6.2m x 3.5m)

Up and over door, power, lighting, sink and drainer, wall cupboards, exterior door leading to the conservatory.

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 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.

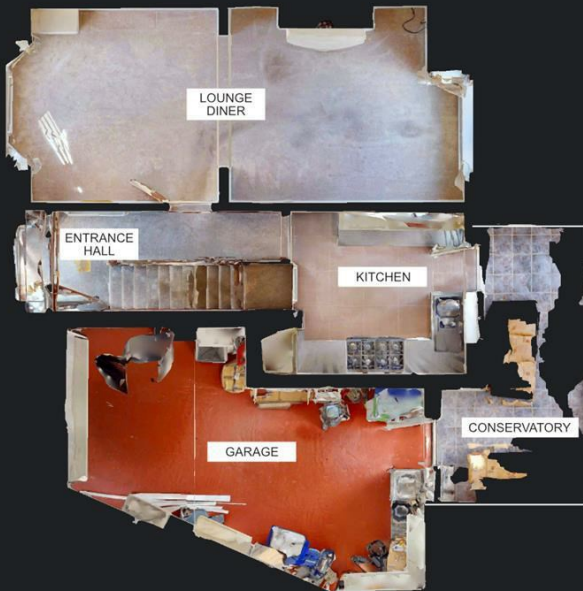
Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



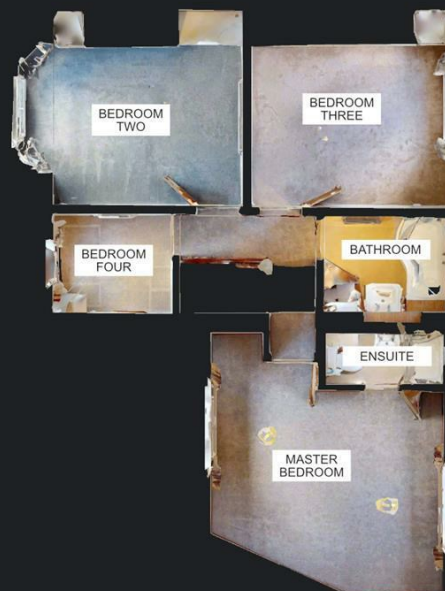
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	91
(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

26 Ronson Avenue, Trent Vale 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