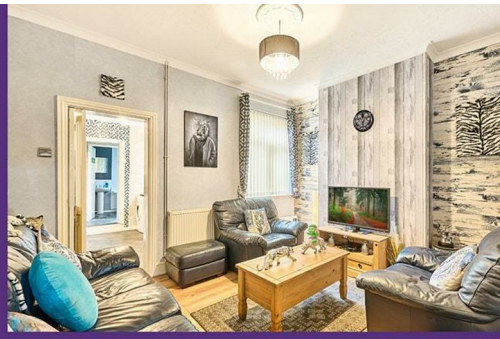
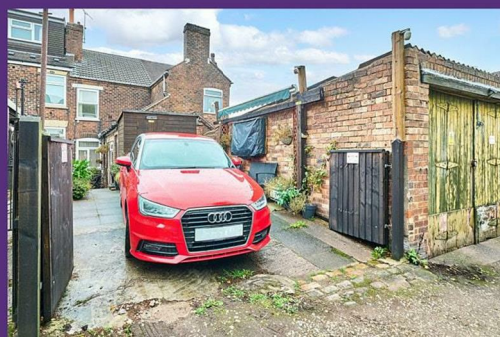
KEYS ESTATE AGENTS

... the key to a successful move









Coseley Street, Smallthorne, Stoke-On-Trent, ST6 1LJ

Offers in the region of £117,500

* Excellent Home for FTB or Investor

* Spacious Throughout

* Close to Local Amenities and Transport Links

* Well Presented Throughout

* Off Road Parking

w: www.keysestataeagents.co.uk

Coseley Street, Smallthorne, Stoke-On-Trent, ST6 1LJ

ACCOMMODATION

DESCRIPTION
EXCELLENT FIRST TIME BUYER OR INVESTOR OPPORTUNITY .. An opportunity to purchase a good size two bedroom Mid Terrace House which benefits from two reception rooms as well as having usable loft space which is currently used as bar/games room. Providing the the ideal family home and located close to local amenities the property comprises: Entrance hall, two reception rooms, modern fitted kitchen and bathroom and to the first floor you will find two bedrooms and the usable loft space accessed via a fitted staircase off bedroom two additional benefits include uPVC double glazing and gas central heating, externally there is rear yard leading to off road parking at the rear

GROUND FLOOR

ENTRANCE HALL
Coving to the ceiling, panelled walls and dado rail, ceiling light point, radiator parquet effect flooring, uPVC exterior door



RECEPTION ONE (Front) 10'10 x 8'9 (3.30m x 2.67m)
Coving to the ceiling, radiator, ceiling light point, wood effect laminate flooring, uPVC double glazed window



RECEPTION TWO (Rear) 13'5 x 11'6 (4.09m x 3.51m)
Coving to the ceiling, radiator, ceiling light point, wood effect laminate flooring, uPVC double glazed window



KITCHEN 11'4 x 8'2 (3.45m x 2.49m)
Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven and four burner gas hob, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point. radiator, fully wall tiled, tile effect flooring, uPVC double glazed window, door to rear hall with ceiling light point and uPVC double glazed exterior door



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

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FIRST FLOOR

BEDROOM ONE (Rear)
Built in wardrobes, ceiling light point, radiator, double glazed window



BEDROOM TWO (Front)
Ceiling light point, radiator, two uPVC double glazed windows, stairs to usable loft space currently used as games room and bar



LOFT SPACE



OUTSIDE
Flagged yard area, walling to side, steps leading to car parking space with folding gates for access, parking space for one car to rear



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.

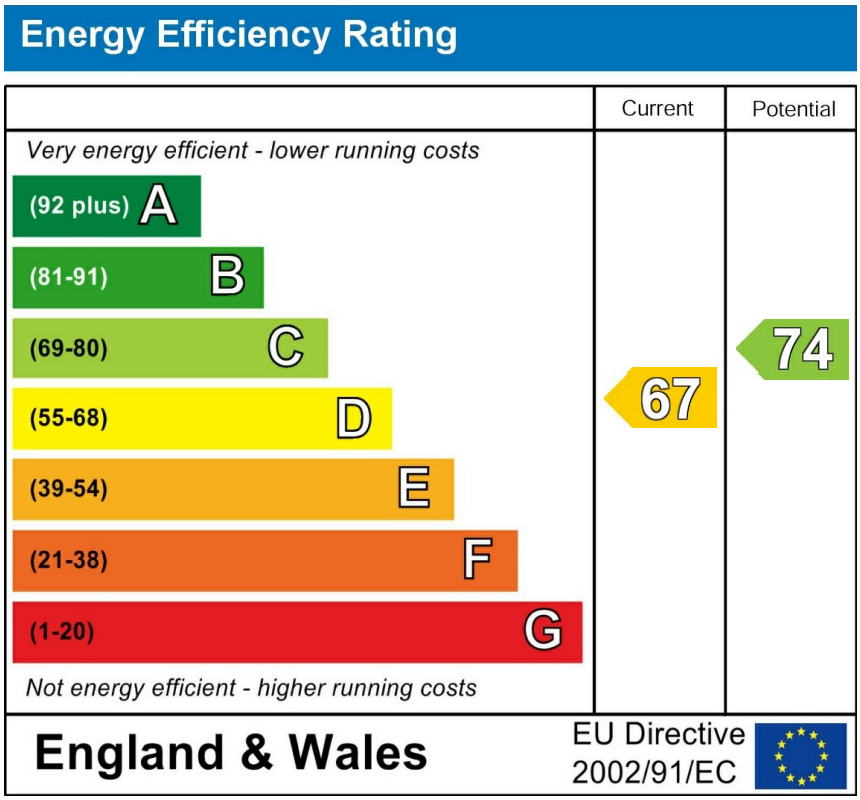
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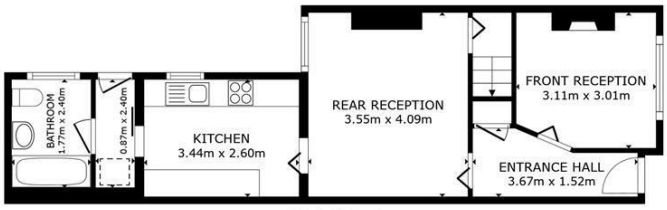
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required 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.

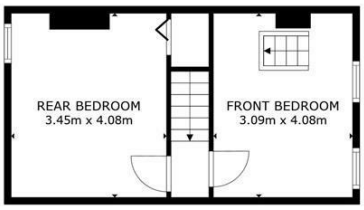
Subject to contract. Vacant possession on completion.

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

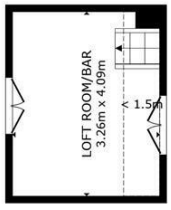




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 47.7 m² FLOOR 2 30.9 m² FLOOR 3 10.1 m²
EXCLUDED AREAS : REDUCED HEADROOM 3.3 m²
TOTAL : 88.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 purchases 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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Written quotations of credit terms available on request. A life assurance policy may be required

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