Keys Estate Agents

... the key to a successful move

Lower Mayer Street, Hanley, Stoke-On-Trent, ST1 2EA

Offers in the region of £95,000

* TRADITIONAL MID TERRACE HOUSE

* EXCELLENT FIRST BUY OR INVESTOR OPPORTUNITY

* THREE BEDROOMS

* CLOSE TO MAIN SHOPPING AREAS

* GOOD COMMUTER LINKS

w: www.keysestataeagents.co.uk

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ACCOMMODATION

DESCRIPTION
A Mid Terrace House which is situated close to local schools and amenities and is within easy access of Hanley City Centre and Festival Retail Park. Ideally suited for a First Time Buyer or an Investor. The accommodation comprises: Entrance Hall, front and rear reception rooms, kitchen and to the first floor three bedrooms and a bathroom, outside there is a paved rear yard, additional benefits include double glazing and gas central heating. Would benefit from some selective updating.

GROUND FLOOR

ENTRANCE HALL
Ceiling light point, composite exterior door

FRONT RECEPTION 10'2" x 7'10" (3.1m x 2.4m)
Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window

REAR RECEPTION 11'1" x 11'1" (3.4m x 3.4m)
Ceiling light point, radiator, uPVC double glazed window

KITCHEN 10'5" x 5'6" (3.2m x 1.7m)
Wall and base units with co-ordinating worktops,sink and drainer with mixer tap, spaces for appliances, wall mounted central heating boiler. Ceiling light point, part wall tiled, uPVC double glazed window, composite exterior door

FIRST FLOOR

FRONT BEDROOM 10'9" x 10'5" (3.3m x 3.2m)
Ceiling, radiator, uPVC double glazed window

MIDDLE BEDROOM 11'1" x 10'9" (3.4m x 3.3m)
Ceiling light point, radiator, uPVC double glazed window

BATHROOM 9'10" x 5'2" (3m x 1.6m)
Fitted with a three piece suite that would benefit from updating

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REAR BEDROOM 9'10" x 6'2" (3m x 1.9m)
Ceiling light point, radiator, uPVC double glazed window

EXTERNALLY
Paved rear yard

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.

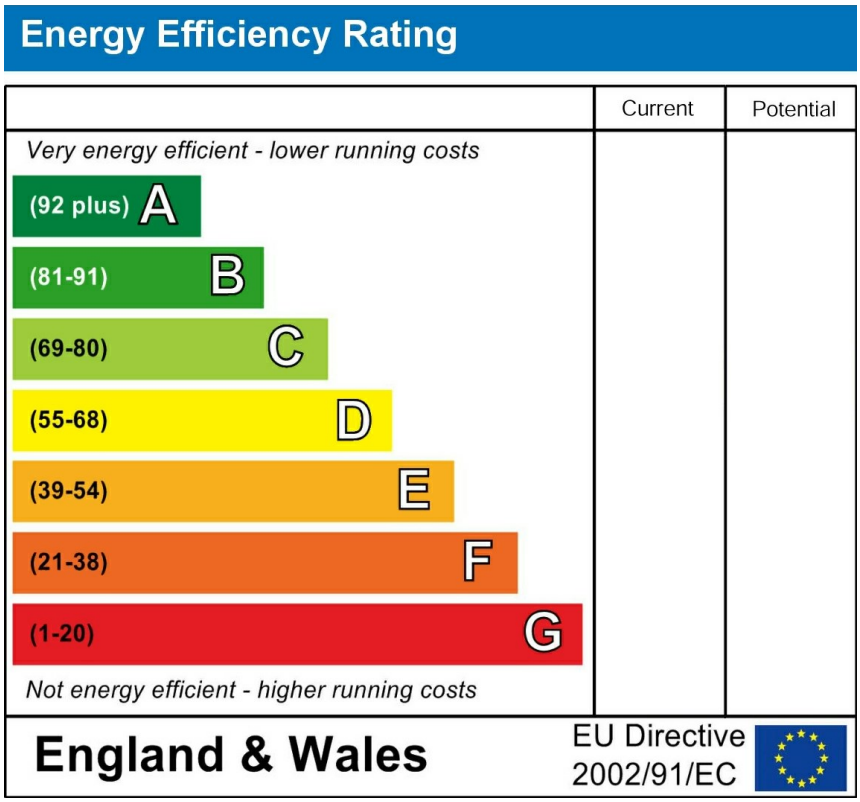
Offer Procedure
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

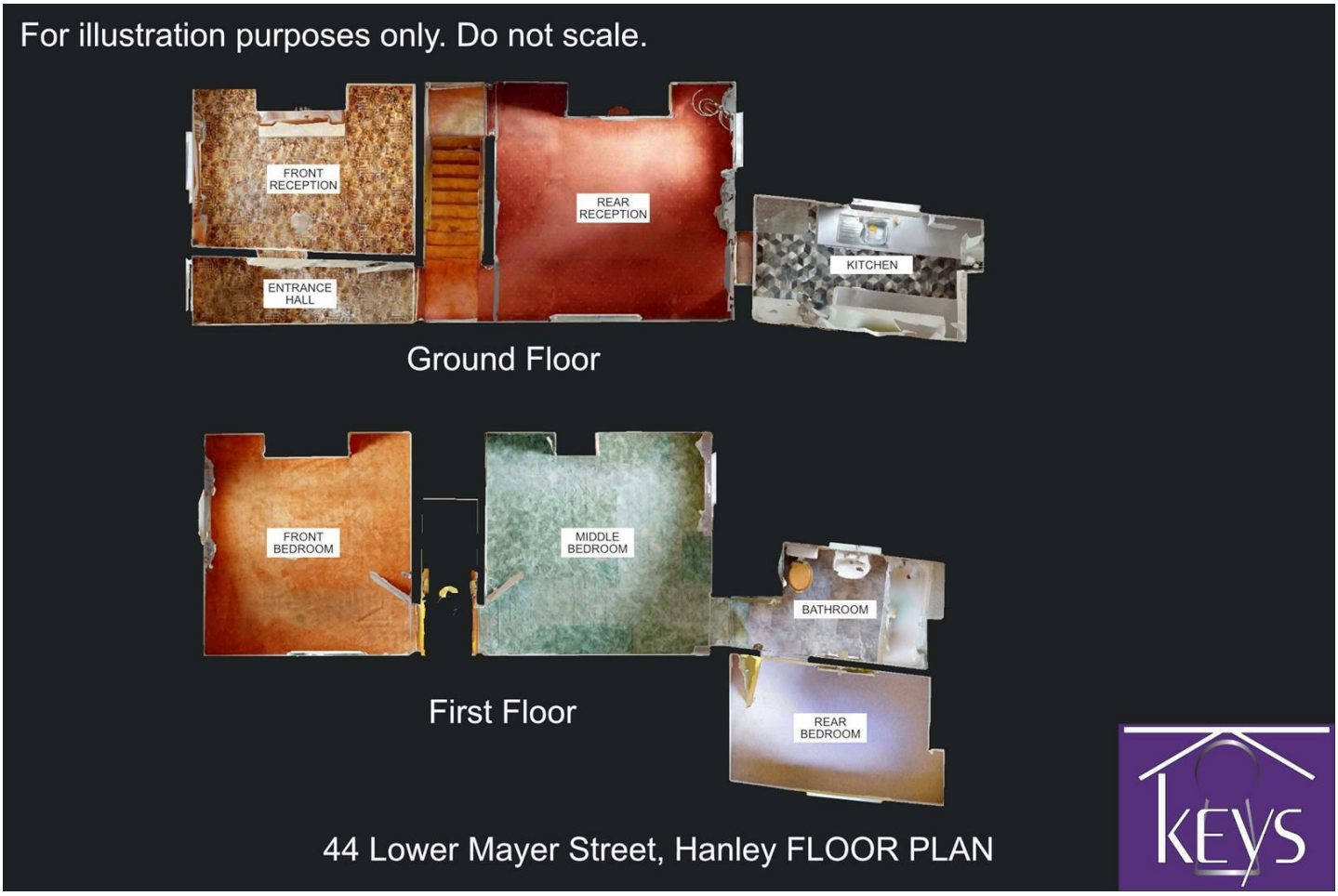
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required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





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.

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

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