



ESTATE AGENTS

... the key to a successful move



Elenora Street, Stoke, Stoke on Trent, ST4 1QD

**Offers in excess
of £65,000**

- * INVESTMENT OPPORTUNITY
- * REFURBISHMENT REQUIRED
- * CASH BUYERS PREFERRED
- * POPULAR RESIDENTIAL LOCATION

w: www.keysestateagents.co.uk

Elenora Street, Stoke, Stoke on Trent,

ACCOMMODATION

DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED, CASH BUYERS PREFERRED

This three-bedroom Terraced House provides a fantastic opportunity for investors or buyers seeking a project. Fantastic location, within walking distance of Stoke town centre and all of its shops, pubs and amenities. The A50, A500, M6 and Stoke-on-Trent Railway station are within easy access, Staffordshire University is also close by. The accommodation comprises: Front and rear receptions, kitchen, bathroom and to the first floor three bedrooms, outside is a rear garden.

GROUND FLOOR

RECEPTION (front) 11'1" x 9'10" (3.4m x 3m)

Coving, ceiling light point, radiator, double glazed window, exterior door

RECEPTION (rear) 12'1" x 11'5" (3.7m x 3.5m)

Ceiling light point, radiator, double glazed window

KITCHEN 11'9" x 5'6" (3.6m x 1.7m)

Requires updating

BATHROOM 6'2" x 5'6" (1.9m x 1.7m)

Requires updating

FIRST FLOOR

BEDROOM ONE 12'1" x 11'1" (3.7m x 3.4m)

Ceiling light, radiator, double glazed window

BEDROOM TWO 11'1" x 9'10" (3.4m x 3m)

Ceiling light, radiator, double glazed window

BEDROOM THREE 11'9" x 5'10" (3.6m x 1.8m)

Ceiling light, radiator, double glazed window

OUTSIDE

Rear garden area

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.

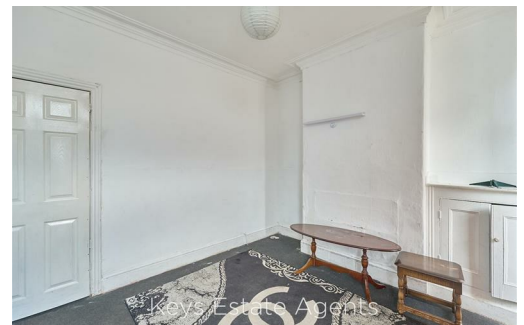
Tenure - Freehold

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




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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 | | 78 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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