



ESTATE AGENTS

... the key to a successful move



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

**Offers in the
region of
£100,000**

- * TRADITIONAL MID TERRACE HOUSE
- * EXCELLENT FIRST BUY OR INVESTOR OPPORTUNITY
- * THREE BEDROOMS
- * CLOSE TO MAIN SHOPPING AREAS
- * GOOD COMMUTER LINKS

w: www.keysestateagents.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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

44 Lower Mayer Street, Hanley FLOOR PLAN



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