



# ESTATE AGENTS

*... the key to a successful move*



**Fletcher Road, Stoke, Stoke-On-Trent, ST4 4BE**

**Offers in the  
region of  
£120,000**

\* EXCELLENT FTB OR INVESTOR OPPORTUNITY

\* SUPERB COMMUTER LINKS

\* CLOSE TO STAFFORDSHIRE UNIVERSITY  
& ROYAL STOKE UNIVERSITY HOSPITAL

\* WITHIN WALKING DISTANCE OF LOCAL SHOPS

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



# Fletcher Road, Stoke, Stoke-On-Trent, ST4 4BE

## ACCOMMODATION

### DESCRIPTION

An excellent opportunity to get onto the property ladder either as a first time buyer or first time investor. Fletcher Road in Stoke-on-Trent is a residential area situated conveniently close to local amenities and key transport links, the neighborhood offers access to a variety of shops, supermarkets, and eateries, all within a short walking distance and with the properties position has easy access to Stoke town centre and the Royal Stoke University Hospital, as well as convenient road links to the A500 and A50. The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner and to the first floor two bedrooms and a shower room, outside there are gardens to the front and rear.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, laminate wood effect flooring, stairs to the first floor, uPVC double glazed exterior door.

#### LOUNGE 10'5" x 10'2" (3.2m x 3.1m)

Feature fire surround housing pebble effect fire, ceiling light point, radiator, laminate wood effect flooring, uPVC double glazed window with front aspect



#### KITCHEN/DINER 14'1" x 13'1" (4.3m x 4m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, gas hob and extractor hood, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, pantry. Ceiling light point, radiator, part wall tiled, uPVC double glazed window, uPVC door to outside



### FIRST FLOOR

#### BEDROOM (front) 10'5" x 10'5" (3.2m x 3.2m)

Ceiling light point, radiator, storage cupboard, uPVC double glazed window.



#### BEDROOM (rear) 13'1" x 9'2" (4m x 2.8m)

Ceiling light point, radiator, uPVC double glazed window



#### SHOWER ROOM 7'6" x 5'6" (2.3m x 1.7m)

Fully tiled shower room with shower, pedestal wash hand basin,

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low level w.c. Ceiling light point, radiator, uPVC double glazed window.



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

## OUTSIDE

There are garden to the front and rear. Brick storage shed at the rear



## 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.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Fletcher Road, Stoke FLOOR PLAN



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