



ESTATE AGENTS

... the key to a successful move



High Lane, Burslem, Stoke on Trent, ST6 7BS

**Offers in excess
of £110,000**

* VIEWINGS 11.30-12.00 WEDNESDAY APRIL 22ND

* REQUIRES UPDATING

* INVESTMENT OPPORTUNITY

* CASH BUYERS PREFERRED

* POPULAR RESIDENTIAL LOCATION

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

INVESTMENT OPPORTUNITY, REFURBISHMENT REQUIRED,
CASH BUYERS PREFERRED

VIEWINGS 11.30-12.00 WEDNESDAY APRIL 22ND

A spacious End Terraced House on High Lane, Burslem, Stoke On Trent, a popular residential location, suitable for investors and FTB alike, the property is in need of modernisation and improvement. With all amenities close at hand, the property has a forecourted frontage and rear garden and comprises the following:- front and rear reception, kitchen, rear lobby, downstairs bathroom and to the first floor three bedrooms, bathroom and separate w.c.

GROUND FLOOR

ENTRANCE HALL

Feature 'Minton' tiled flooring, ceiling light point, uPVC exterior door



FRONT RECEPTION 14'9" x 11'1" (4.5m x 3.4m)

Feature fire surround, coving to the ceiling, radiator, ceiling light point, double glazed window with front aspect



REAR RECEPTION 11'9" x 11'1" (3.6m x 3.4m)

Coving to the ceiling, radiator, ceiling light point, double glazed window with rear aspect



KITCHEN 12'1" x 9'2" (3.7m x 2.8m)

Wall, base units and work tops, ceiling lighting, radiator, two double glazed windows



REAR LOBBY/UTILITY .26'2" x 9'2" (.8m x 2.8m)

Wall mounted boiler, window, door to outside, door to bathroom.



BATHROOM 6'2" x 4'11" (1.9m x 1.5m)

Requires updating

FIRST FLOOR

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BEDROOM ONE 14'9" x 11'9" (4.5m x 3.6m)

Ceiling light point, radiator, two double glazed windows



BEDROOM TWO 12'1" x 11'5" (3.7m x 3.5m)

Ceiling light point, radiator, double glazed window



BEDROOM THREE 11'1" x 10'5" (3.4m x 3.2m)

Ceiling light point, radiator, double glazed window



BATHROOM 6'10" x 5'10" (2.1m x 1.8m)

Requires updating



SEPARATE W.C 5'10" x 2'7" (1.8m x 0.8m)

W.C., ceiling light point, double glazed window

OUTSIDE

Forecourted frontage, enclosed rear garden.



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.

In compliance with the Estate Agents Order 1991 we are obliged

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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 |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</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