KEYS ESTATE AGENTS

... the key to a successful move



Fairhaven Grove, Birches Head, Stoke-On-Trent, Staffordshire, ST1 6LX

Offers in the region of £185,000

* Semi Detached Dormer Bungalow

* Sought After Residential Location

* Close to Local Amenities & Commuter Links

* No Chain

w: www.keysestataeagents.co.uk

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ACCOMMODATION

DESCRIPTION
This is a great opportunity to purchase a Semi Detached Dormer Bungalow with plenty of potential, situated at Fairhaven Grove, Birches Head a charming location that is moments from Hanley town centre, close to local shops, amenities, with good commuter links, and green spaces. The property offers a hall, lounge, separate Dining room, kitchen, cloaks and bathroom, with two bedrooms located on the first floor. Front and rear gardens, driveway and garage. NO CHAIN

GROUND FLOOR

ENTRANCE HALL
Ceiling light point, radiator, two double glazed windows



LOUNGE 18'4" x 11'1" (5.6m x 3.4m)
Feature fore surround housing coal effect fire, coving to the ceiling, radiator, wall and ceiling light points, double glazed window with front aspect



KITCHEN 10'5" x 8'10" (3.2m x 2.7m)
Fitted with wall, base units and worktops, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, tiled flooring, part wall tiled, uPVC double glazed window and door



DINING ROOM 12'9" x 9'6" (3.9m x 2.9m)
Coving to the ceiling, radiator, ceiling light point, stairs to first floor, uPVC double glazed door to outside

BATHROOM 9'10" x 7'6" (3m x 2.3m)
Fitted with a four piece white bathroom suite comprises: panelled bath, separate shower enclosure, wash hand basin set in storage unit, low level w.c. Recessed lighting, heated towel rail, tiled flooring, part wall tiled, double glazed window



CLOAKROOM 6'6" x 5'2" (2m x 1.6m)
Fitted with a two piece cloakroom suite comprises wash hand basin set in storage unit, low level w.c. Ceiling light point, heated towel rail, laminate wood effect flooring, double glazed window

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FIRST FLOOR

BEDROOM ONE 15'8" x 10'2" (4.8m x 3.1m)
Fitted with a comprehensive range of bedroom furniture. Ceiling light point, radiator, uPVC double glazed window with rear aspect



BEDROOM TWO 15'8" x 8'10" (4.8m x 2.7m)
Ceiling light point, radiator, double glazed window with front aspect



OUTSIDE
There is a garden to the front of the property with a drive to the side providing off road parking and leading to a detached garage.

To the rear of the property is a good size enclosed garden with mature planting, a grassed are and a paved patio

GENERAL INFORMATION
Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Services
We believe all are available.

Tenure
Assumed to be freehold.

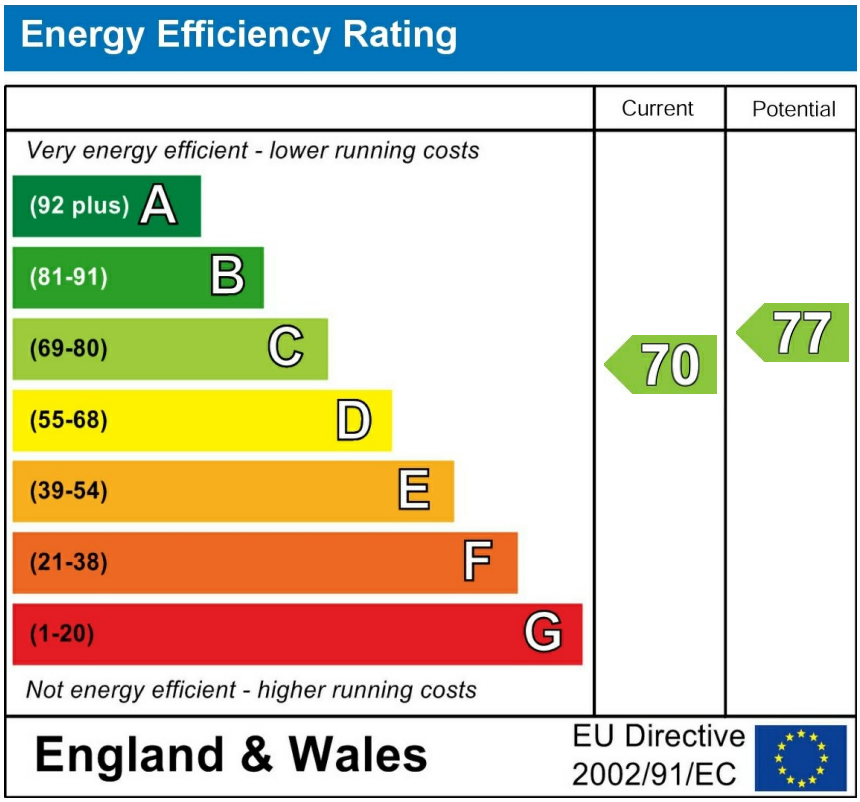
Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

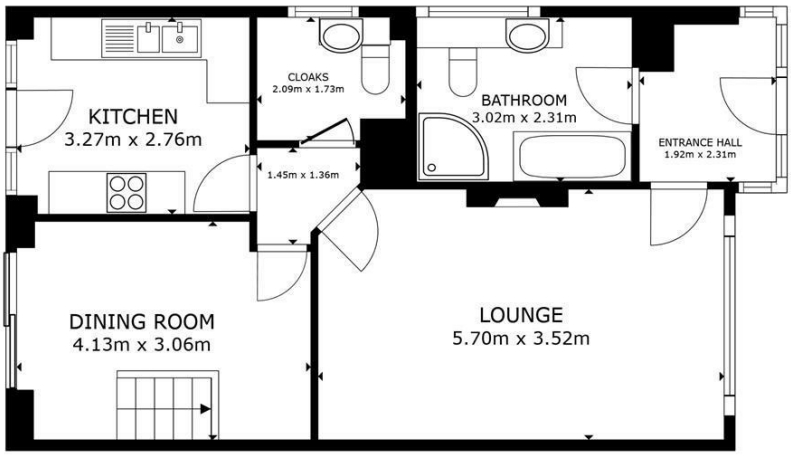
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required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

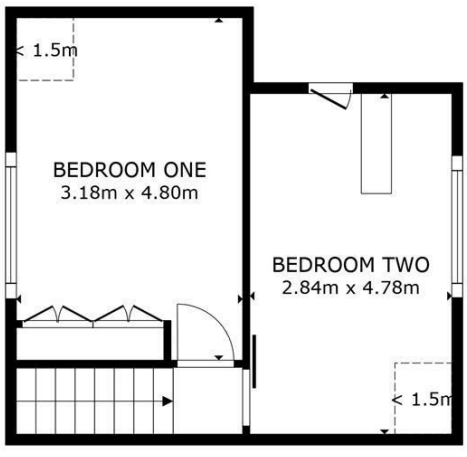
Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 60.5 m² FLOOR 2 31.1 m²
EXCLUDED AREAS : REDUCED HEADROOM 1.5 m²
TOTAL : 91.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

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