



ESTATE AGENTS

... the key to a successful move



Tregowan Close, Acreswood, Stoke-On-Trent, ST6 7EQ

**Offers in the
region of
£220,000**

- * Sought After Residential Location
- * Requires Updating Throughout
- * Loads of Potential
- * Excellent Access to Local Amenities

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Nestled in the sought-after area of Acreswood, and sold with no upward chain this spacious Detached House offers load of potential for a buyer looking to put there own stamp on a home that has been looked after over the years but now needs updating throughout. In terms of location, the house is ideally situated with easy access to public transport links and local amenities. Families will be pleased to know that there are notable schools within proximity. The green spaces and nearby parks also add to the attractiveness of the location. The accommodation comprises: Entrance Hall, Lounge, Dining room, Breakfast Kitchen, Utility, Sunroom, Cloaks and to the first floor master bedroom with ensuite, bedroom two and a bathroom externally there is a garage and drive with a mature garden to the rear of the property. Additional benefits include double glazing and gas central heating.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, stairs to first floor, uPVC exterior door.

LOUNGE 14'9" x 14'9" (4.5m x 4.5m)

Feature fireplace housing a living flame gas fire, ceiling and wall light points, radiator, two uPVC double glazed windows, double doors to the kitchen



BREAKFAST KITCHEN 18'8" x 9'2" (5.7m x 2.8m)

Fitted with a range of wall and base units with co-ordinating worktops and breakfast bar, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, ceiling light point, radiator, part wall tiled, ceramic tiled floor, two uPVC double glazed windows, door to utility



UTILITY 7'6" x 4'7" (2.3m x 1.4m)

Ceiling light point, double glazed window, part wall tiled, spaces for appliances



DINING ROOM 12'9" x 8'6" (3.9m x 2.6m)

Feature fireplace with living flame gas fire, ceiling light point, radiator, two uPVC double glazed windows



SUN ROOM 8'10" x 7'10" (2.7m x 2.4m)

Ceiling light and fan, ceramic tiled floor, sliding patio doors to outside.

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CLOAKS 4'3" x 2'11" (1.3m x 0.9m)

Fitted with a two piece white suite comprises low level w.c., wall mounted wash hand basin. Ceiling light point, wall mounted central heating boiler, part wall tiled, uPVC double glazed window



ENSUITE 6'2" x 3'7" (1.9m x 1.1m)

Fitted shower enclosure, vanity unit, ceiling light point, uPVC double glazed window



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, loft access, storage cupboard, uPVC double glazed window.

MASTER BEDROOM 14'9" x 9'2" (4.5m x 2.8m)

Ceiling light point, two radiators, laminate wood effect flooring two uPVC double glazed windows



BEDROOM TWO 8'10" x 8'6" (2.7m x 2.6m)

Ceiling light point, radiator, uPVC double glazed window



SHOWER ROOM 8'2" x 5'2" (2.5m x 1.6m)

Fitted with a three piece shower suite comprises: Shower enclosure, wash hand basin set in vanity unit, low level w.c.

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Ceiling light point, part wall tiled, wall heater, laminate tile effect flooring, uPVC double glazed window.



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

OUTSIDE

To the front of the property is a blocked paved drive and path, garage and mature border planting.

There is a mature rear garden with block paved and paved patio areas, a fish pond, mature planting and grassed 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

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

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	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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