KEYS ESTATE AGENTS

... the key to a successful move

Mallorie Road, Norton, Stoke-On-Trent, ST6 8ER

Offers in the region of £135,000

* GREAT INVESTMENT OPPORTUNITY

* IDEAL FOR A FTB OR INVESTOR

* CLOSE TO LOCAL AMENITIES

* EXCELLENT COMMUTING LINKS

* NO CHAIN

w: www.keysestataeagents.co.uk

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ACCOMMODATION

DESCRIPTION

A GREAT INVESTMENT OR FTB OPPORTUNITY! Whether you are looking to step onto the property ladder or a potential landlord then this property is ready to make it your own, a three bedroom house situated close to local amenities and is within easy access of Hanley city centre, Festival Retail Park and the Potteries towns. The accommodation which benefits from uPVC double glazing and gas central heating comprises; open plan lounge and dining area, breakfast kitchen, rear lobby, cloaks and to the first floor three good size bedrooms and a bathroom. Externally, there is a drive proving off road parking, gardens to the front and rear. NO CHAIN.

GROUND FLOOR

OPEN PLAN LOUNGE & DINING SPACE 19'4" x 10'2" (5.9m x 3.1m)

Wooden fire surround housing a living flame gas fire, laminate wood effect flooring, coving to the ceiling, two radiators, ceiling light point, uPVC double glazed window

BREAKFAST KITCHEN 11'1" x 11'1" (3.4m x 3.4m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor, sink and drainer with with mixer tap, ceiling light point, radiator, laminate wood effect flooring, two uPVC double glazed windows

LOBBY/OUT HOUSE 8'6" x 7'6" (2.6m x 2.3m)

Former 'out house' with spaces for appliances, uPVC double glazed window, uPVC exterior door.

CLOAKS 4'3" x 2'3" (1.3m x 0.7m)

Former outside w.c.

FIRST FLOOR

BEDROOM ONE 13'5" x 11'1" (4.1m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window with front aspect

BEDROOM TWO 10'5" x 10'2" (3.2m x 3.1m)

eiling light point, radiator, double glazed window with rear aspect

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BEDROOM THREE 10'5" x 8'2" (3.2m x 2.5m)
Ceiling light point, radiator, double glazed window with rear aspect

BATHROOM 11'1" x 5'2" (3.4m x 1.6m)
Fitted with a four piece white bathroom suite comprises: separate shower enclosure, panelled bath, pedestal wash hand basin and low level w.c. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring, uPVC double glazed window

OUTSIDE

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.

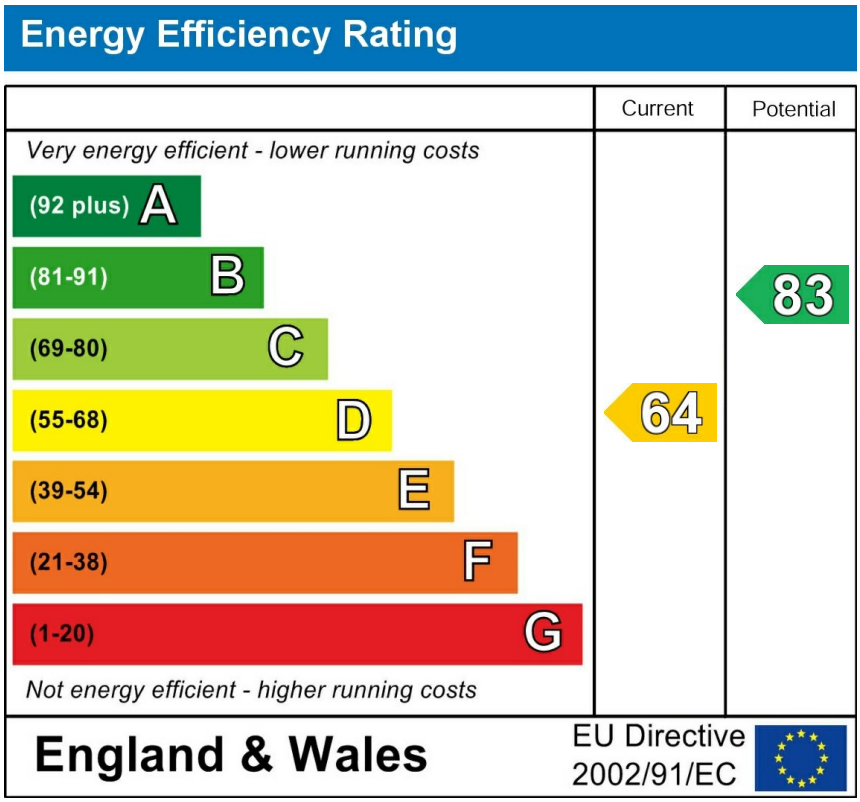
Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged 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



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.

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

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