



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



**Hanley Road, Sneyd Green, Stoke-On-Trent, Staffordshire,
ST1 6BG**

**Offers in the
region of
£129,950**

- * TRADITIONAL MATURE SEMI DETACHED HOUSE
- * THREE BEDROOMS * TWO RECEPTION ROOMS
- * CENTRALLY LOCATED * EXCELLENT ROAD LINKS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A very well presented mature Semi Detached family home Ideally situated for Hanley Town centre, Hanley Forest park and the popular Festival Park shopping facilities. The accommodation briefly comprises of entrance hall, two reception rooms, kitchen and to the first floor three bedrooms and a bathroom, externally the is a front drive providing ample parking and a low maintenance rear garden, additional benefits include uPVC double glazing and gas central heating. Viewings are highly recommended.

GROUND FLOOR

ENTRANCE HALL

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

RECEPTION 1 13'9" x 10'9" (4.2m x 3.3m)

Coving to the ceiling, radiator, ceiling light point, uPVC boxed bay window with front aspect



RECEPTION 2 12'9" x 10'9" (3.9m x 3.3m)

Feature fire surround housing pebble effect living flame gas fire, coving to the ceiling, radiator, ceiling light point, uPVC door opening into the garden area



KITCHEN 13'1" x 5'10" (4m x 1.8m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, free standing cooking range with two oven, separate grill and seven hob burners, spaces for appliances. Ceiling light point, part wall tiled, uPVC double glazed window, uPVC exterior door



FIRST FLOOR

STAIRS/LANDING

Ceiling light point, uPVC double glazed window.



BEDROOM ONE 12'1" x 10'9" (3.7m x 3.3m)

Ceiling light point, radiator, dado rail, uPVC double glazed window with rear aspect

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BEDROOM TWO 10'9" x 10'9" (3.3m x 3.3m)

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



BEDROOM THREE 9'2" x 5'10" (2.8m x 1.8m)

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



BATHROOM 7'6" x 5'10" (2.3m x 1.8m)

Fitted with a three piece white bathroom suite comprises:

Panelled bath with over bath shower and shower screen, wash hand basin with storage unit below, low level w.c. Ceiling light point, radiator, part wall tiled, wood effect laminate flooring, uPVC double glazed window.



EXTERNALLY

There is drive to the front of the property providing ample parking.

The rear garden is low maintenance and is predominantly paved with slabs, there is a summer house and sitting area



GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold assumed

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band telephone
(01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and

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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.


MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



Ground Floor



First Floor

Hanley Road, Sneyd Green FLOOR PLAN



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.

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