



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Eastwick Crescent, Trentham, Stoke-On-Trent, ST4 8PU

**Offers in the
region of
£230,000**

* SOUGHT AFTER LOCATION * DETACHED BUNGALOW

* TWO BEDROOMS

* SPACIOUS LOUNGE/DINER

* KITCHEN

* BATHROOM

* GOOD SIZED PLOT * GARAGE

w: www.keysestateagents.co.uk

Eastwick Crescent, Trentham, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A fantastic opportunity to purchase a lovely two bedroom detached bungalow situated in a popular residential location within easy reach of Trentham's highly regarded local schools and within walking distance to a host of amenities including the popular Trentham Gardens Estate, with excellent transport links via the A34, A50, A500 and M6 J15. - all making this property the ideal buy. The accommodation comprises: Porch, Entrance hall, Lounge/diner, kitchen, two bedrooms and a bathroom. Externally the bungalow sits on a good sized plot with a drive providing ample off road parking leading to a detached garage. Additional benefits include gas central heating and uPVC double glazing.

GROUND FLOOR

PORCH

UPVC double glazed

ENTRANCE HALL

Ceiling light point, radiator, large storage cupboard, access to part boarded loft space.

LOUNGE/DINER 12'1" x 17'8" (3.69 x 5.41)

Feature fire surround housing a gas fire, ceiling light point, radiator, T.V. aerial point, two uPVC double glazed windows with rear aspect.

KITCHEN 10'7" x 8'3" (3.25 x 2.54)

Fitted with a range of wall and base units and co-ordinating work tops, built in double electric oven, four burner gas hob, sink and drainer with mixer tap, plumbing for washing machine, space for appliances. Ceiling light point, radiator, uPVC double glazed window.

BEDROOM ONE 11'7" x 10'10" (3.55 x 3.32)

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

BEDROOM TWO 11'0" x 7'7" (3.37 x 2.33)

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

BATHROOM 7'1" x 6'10" (2.18 x 2.09)

Fitted with a three piece white suite comprises: panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

EXTERNALLY

There is a tarmac drive providing ample off road parking leading to a detached garage. There are gardens to the front and rear which area predominantly laid to lawn. To the rear there is an enclosed rear garden with patio seating area.



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GENERAL INFORMATION

Services

We believe all are available.

Viewing

Strictly by appointment with the agents. 01782 399911.

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 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 Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911. **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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Eastwick Crescent, Trentham 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