



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Swanage Close, Meir Park, Stoke-On-Trent, ST3 7UB

**Offers in the
region of
£194,950**

* DETACHED BUNGALOW

* LOUNGE/DINER

* KITCHEN

* TWO BEDROOMS AND A BATHROOM

* FRONT AND REAR GARDEN

* OFF ROAD PARKING

w: www.keysestateagents.co.uk

Swanage Close, Meir Park, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Great opportunity to purchase a detached bungalow, situated on the popular Meir Park development and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the Potteries towns. The accommodation comprises: Porch, Inner hall, Lounge, kitchen, two bedrooms and a bathroom. Externally there is off road parking leading to a detached garage, gardens to the front and rear. Additional benefits include uPVC double glazing and gas central heating.

VIEWING A MUST

GROUND FLOOR

PORCH

INNER HALL

Ceiling light point, radiator, access to loft space, airing cupboard.

LOUNGE 13'5" max x 14'9" (4.1 max x 4.5)

Feature fire surround housing an electric fire, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window.

KITCHEN 8'0" x 10'7" (2.45m x 3.24m)

Fitted with a range of wall and base units and co-ordinating work tops, electric cooker point, sink and drainer, space for appliances. Ceiling light point, radiator, uPVC double glazed window, exterior door leading to outside.

BEDROOM ONE 14'0" x 8'9" (4.28m x 2.69m)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO 7'7" x 8'9" (2.32m x 2.69m)

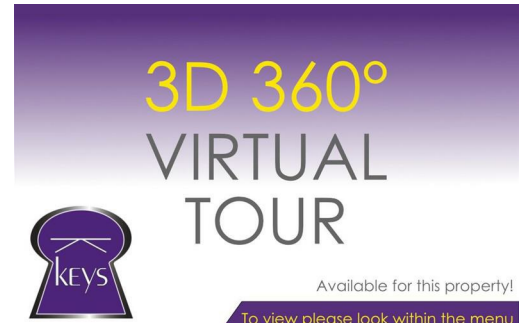
Fitted wardrobes, ceiling light point, radiator. uPVC double glazed window

BATHROOM 6'5" x 5'6" (1.97m x 1.70m)

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

EXTERNALLY

There are gardens to the front and rear, they have been designed to be low maintenance. There is a detached garage with power and lighting, the garage has the added benefit of a work shop.



Available for this property!

To view please look within the menu.

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GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band

For details of council tax band telephone
Stoke City Council

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.

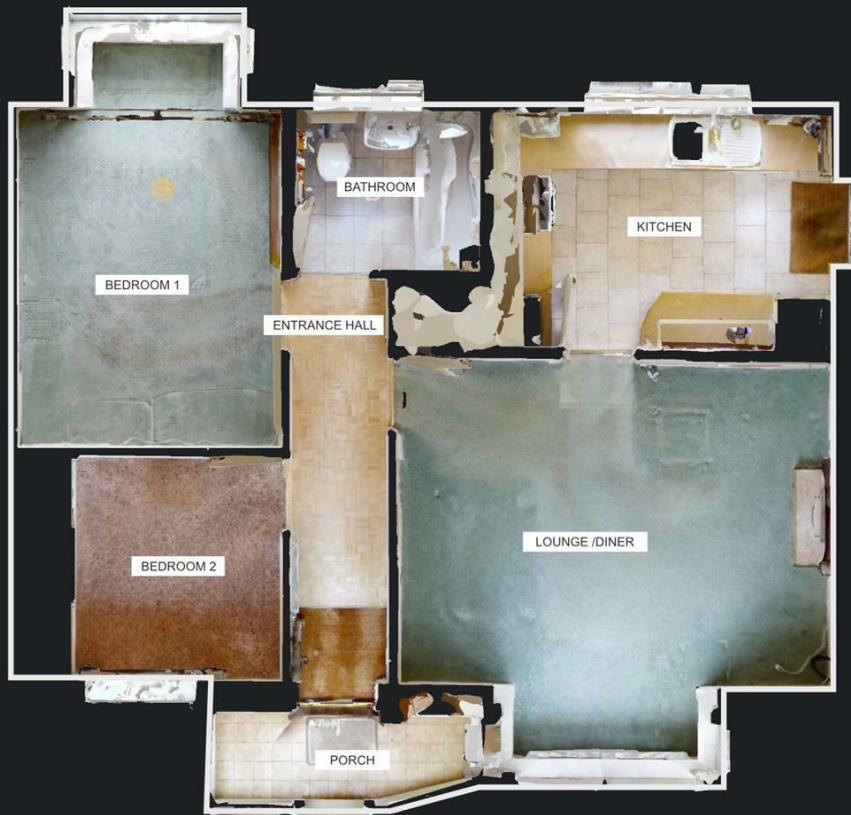
Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	



Swange Close, Meir Park 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 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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