



ESTATE AGENTS

... the key to a successful move



Waterhead Road, Meir, Stoke-On-Trent, ST3 5NG

**Offers in the
region of
£120,000**

What a great opportunity to purchase a lovely family home which is ready for its new occupants. This home briefly comprises: Hallway, lounge, breakfast kitchen and to the first floor three bedrooms and a bathroom, externally there is a good size garden to the rear and off road parking to the front, additional benefits include uPVC double glazing and gas central heating. A TRULY LOVELY HOME.

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

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GROUND FLOOR

ENTRANCE HALL

LOUNGE 13'5" x 12'5" (4.1 x 3.8)

KITCHEN/DINER 9'2" x 12'5" (2.8 x 3.8)

CLOAKS

FIRST FLOOR

BEDROOM ONE 10'5" x 9'10" (3.2 x 3.0)

BEDROOM TWO 12'5" x 8'10" (3.8 x 2.7)

BEDROOM THREE 9'2" x 6'6" (2.8 x 2.0)

BATHROOM 5'6" x 5'10" (1.7 x 1.8)

EXTERNALLY

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
(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.

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



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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	

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.

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