



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Norville Drive, Hanley, Stoke-On-Trent, Staffordshire, ST1 3GF

**Offers in excess
of £180,000**

* IMMACULATELY PRESENTED THROUGHOUT * IDEAL FAMILY HOME

* CENTRALLY LOCATED WITHIN WALKING DISTANCE OF HANLEY TOWN CENTRE

* VERY SPACIOUS MODERN CONTEMPORARY LIVING

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

JUST PACK YOUR BAGS THIS HOME IS READY AND WAITING FOR ITS NEW OWNER... A deceptively spacious, four bedroom, three storey townhouse is situated within a popular modern development on the outskirts of the city centre. This attractive property offers excellent access to local amenities, schools, commuter and transport networks, with the accommodation comprising entrance hall, cloaks, open plan fitted kitchen/lounge/dining room, four double bedrooms, (master with balcony and en-suite) and a family bathroom, externally there is an enclosed rear garden and allocated parking.

GROUND FLOOR

ENTRANCE HALL

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



CLOAKS

Fitted with a two piece white bathroom suite comprises: pedestal wash hand basin, low level w.c. Ceiling light point, radiator, ceramic tiled floor, part wall tiled.

KITCHEN 8'10" x 6'2" (2.7m x 1.9m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktops, built in microwave, electric oven, four burner gas hob, and extractor fan, sink and drainer with mixer tap, integrated dishwasher, washer machine, fridge and freezer. Recess lighting, radiator, wood effect laminate flooring, uPVC double glazed window



LOUNGE/DINER 20'0" x 13'9" (6.1m x 4.2m)

Three ceiling light points, two radiators, t.v. point, uPVC double glazed french doors leading to garden area



FIRST FLOOR

LANDING

Ceiling light point, radiator, stairs to second floor

BEDROOM TWO 11'9" x 9'6" (3.6m x 2.9m)

Fitted with a contemporary range of wardrobes, ceiling light point, radiator, uPVC double glazed window with rear aspect



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BEDROOM THREE 13'9" x 9'2" (4.2m x 2.8m)

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



EN SUITE 6'6" x 6'2" (2.0 x 1.9)

Fitted with a shower enclosure, pedestal wash hand basin and low level w.c. Recessed lighting, heated towel rail, part wall tiled, wood effect laminate flooring

FAMILY BATHROOM 9'6" x 5'6" (2.9m x 1.7m)

Fitted with a three piece white bathroom suite comprises: panelled bath with mixer shower tap, pedestal wash hand basin, low level w.c. Recessed lighting, part wall tiled, laminate wood effect flooring, radiator.



BEDROOM FOUR 13'9" x 6'10" (4.2m x 2.1m)

Ceiling light point, radiator, two uPVC double glazed windows with rear aspect



SECOND FLOOR

LANDING

Ceiling light point, storage cupboard.

MASTER BEDROOM 13'9" x 13'1" (4.2m x 4.01m)

Free standing contemporary wardrobe, ceiling light point, radiator, Juliette Balcony to front aspect, door to en suite shower room

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EXTERNALLY

At the rear of the property is a well presented enclosed garden area which is predominantly paved with Indian stone. Gate for access, garden shed.

There is allocated parking to the front of the property



GENERAL INFORMATION

Services

We believe all are available.

Tenure

Leasehold - 999 year lease - Ground Rent - £175.00 p/a

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 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		96
(81-91) B	86	
(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



1ST FLOOR



2ND FLOOR

Norville Drive, Stoke-on-Trent 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.

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