



# ESTATE AGENTS

*... the key to a successful move*



**William Ruston Road, Smallthorne, Stoke-On-Trent,  
Staffordshire, ST6 1QH**

**Offers in the  
region of £90,000**

\* SITUATED IN POPULAR RESIDENTIAL LOCATION

\* VERY WELL PRESENTED THROUGHOUT

\* IDEAL FOR A FIRST TIME BUYER OR INVESTOR

\* CLOSE TO LOCAL AMENITIES & EASY ACCESSIBILITY TO MAIN SHOPPING CENTRES

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



# William Ruston Road, Smallthorne, Stoke-On-Trent, Staffordshire, ST6 1QH

## ACCOMMODATION

### DESCRIPTION

This is certainly one not to be missed ... well maintained and updated by the current owners the this two bedroom Mid Town House it is the ideal property for a First Time Buyer wanting to get onto the property ladder, the accommodation comprises: Hallway, lounge, kitchen/diner, and to the first floor two bedrooms and a bathroom, the property benefits from UPVC double glazing, gas central heating and has gardens to the front and rear.

## GROUND FLOOR

### HALLWAY

Ceiling light point, radiator, stairs to the first floor.

### LOUNGE 14'1" x 12'5" (4.3m x 3.8m)

Feature fire surround with a cast iron fireplace and living flame gas fire, ceiling light point, radiator, uPVC double glazed window with front aspect



### KITCHEN/DINER 12'5" x 9'10" (3.8m x 3m)

Fitted wall and base units with co-ordinating worktops, cooker point, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, table and chairs. Ceiling light point, radiator, vinyl flooring, uPVC double glazed window with rear aspect, uPVC double glazed exterior door to outside.



## FIRST FLOOR

### STAIRS & LANDING

Ceiling light point, access to loft space, uPVC double glazed window.

### BEDROOM ONE 16'0" x 9'2" (4.9m x 2.8m)

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



### BEDROOM TWO 12'5" x 9'6" (3.8m x 2.9m)

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



### BATHROOM 7'6" x 5'6" (2.3m x 1.7m)

Fitted with a three piece white suite comprises: panelled bath with over bath shower, wash hand basin with vanity unit beneath, low level w.c. Recessed lighting, heated towel rail, part wall tiled, wood effect laminate flooring, uPVC double glazed windows.

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## EXTERNALLY

There is a path that leads to the front door and an enclosed grassed garden area to the right.

At the rear is an enclosed garden area there is a grassed area with a slabbed path and flower borders with planting, a patio provides a sitting area.



## GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold

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.

## 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		
	66	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

## William Ruston Road, Smallthorne FLOOR PLAN



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