



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

**Ruxley Road, Bucknall, Stoke-On-Trent, Staffordshire, ST2
9BA**

**Offers in excess
of £100,000**

- * IDEAL FIRST BUY OR INVESTOR OPPORTUNITY * NO UPWARDS CHAIN
- * THREE BEDROOMS * TWO RECEPTIONS * POPULAR RESIDENTIAL LOCATION
- * OFF ROAD PARKING * GARDENS FRONT & REAR

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Looking for a blank canvas then this is the property for you. This End Town House is offered for sale with no chain, has a great location and is within easy reach of the city centre, local schools and amenities and has excellent road links to the A500 and A50. The property must be viewed to be fully appreciate its potential and briefly comprises: Entrance hall, lounge, dining room, kitchen on the ground floor and to the first floor there are three bedrooms and a family bathroom whilst externally the property has front and rear gardens with an off road drive providing parking. Additional benefits include uPVC double glazing and gas central heating. IDEAL FIRST BUY OR BUY TO LET OPPORTUNITY

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, laminate wood effect flooring, under stairs storage cupboard, stairs to first floor, uPVC exterior door



LOUNGE 12'9" x 10'9" (3.9m x 3.3m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, radiator, ceiling light point, uPVC double glazed bay window with front aspect



DINING ROOM 12'9" x 10'9" (3.9m x 3.3m)

Coving to the ceiling, radiator, ceiling light point and rose, laminate wood effect flooring, uPVC double glazed french doors to outside.



KITCHEN 8'10" x 5'10" (2.7m x 1.8m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven and four burner gas hob, chrome chimney extractor, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling light point, part wall tiled, laminate wood effect flooring, uPVC double glazed window.



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, uPVC double glazed window.

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BEDROOM ONE 12'5" x 10'2" (3.8m x 3.1m)

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



BATHROOM 9'2" x 6'6" (2.8m x 2m)

Fitted with a four piece white bathroom suite comprises panelled corner bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, fully wall tiled, ceramic tiled floor, uPVC double glazed window



BEDROOM TWO 12'5" x 10'2" (3.8m x 3.1m)

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



EXTERNALLY

To the front of the property is a garden area and a drive providing off road parking.

The rear garden is enclosed and predominantly lawned



BEDROOM THREE 6'10" x 6'6" (2.1m x 2.0m)

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



GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be 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.

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		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Written quotations of credit terms available on request. A life assurance policy may be required