



ESTATE AGENTS

... the key to a successful move



Churchill Avenue, Trenham, Stoke-On-Trent, ST4 8PF

**Offers in excess
of £250,000**

* EXTENDED DETACHED BUNGALOW

* THREE BEDROOMS

* SPACIOUS LOUNGE

* KITCHEN * DINING ROOM

* BATHROOM

* GOOD SIZED PLOT * GARAGE

w: www.keysestateagents.co.uk

Churchill Avenue, Trenham, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

WELL PRESENTED AND MAINTAINED mature extended three bedroom detached bungalow situated in a popular residential location within easy reach of Trentham's highly regarded local schools and within walking distance to a host of amenities including the popular Trentham Gardens Estate, with excellent transport links via the A34, A50, A500 and M6 J15. - all making this property the ideal buy. The accommodation comprises: Entrance hall, Lounge, kitchen, dining room, three bedrooms and a bathroom. Externally the bungalow sits on a good sized plot with a drive providing ample off road parking leading to an integral garage. Additional benefits include gas central heating and uPVC double glazing.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator

LOUNGE 16'8" x 11'1" (5.1 x 3.4)

Feature fire surround housing a living flame gas fire, ceiling light point, radiator, T.V. aerial point,

DINING ROOM 16'8" x 7'6" (5.1 x 2.3)

Feature fire surround, ceiling light point, radiator, uPVC sliding patio doors leading to outside

KITCHEN 14'1" x 8'2" (4.3 x 2.5)

Fitted with a range of wall and base units, sink and drainer with mixer tap, space for appliances. Ceiling light point, radiator, store cupboards, uPVC double glazed window.

BEDROOM ONE 9'6" x 11'1" (2.9 x 3.4)

Fitted Bedroom furniture, ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO 11'9" x 8'2" (3.6 x 2.5)

Ceiling light point, radiator, uPVC double glazed window

BEDROOM THREE 7'10" x 8'2" (2.4 x 2.5)

Ceiling light point, radiator, uPVC double glazed window.

BATHROOM 6'2" x 8'2" (1.9 x 2.5)

Fitted with a four piece white suite comprises: corner bath, separate shower enclosure, wash hand basin set in vanity unit

EXTERNALLY

The bungalow sits on a good sized plot with ample parking for several vehicles, the drive leads to an integral garage. The garage has an electric roller garage door and has power and lighting. To the rear is an enclosed rear garden with a patio seating area and large lawn.



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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
(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 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 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	



For illustrative purposes only. Not to scale. Dimensions are approximate
Plan produced using PlanUp.

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