



ESTATE AGENTS

... the key to a successful move



**Uttoxeter Road, Blythe Bridge, Stoke-On-Trent, Staffordshire,
ST11 9NT**

**Offers in the
region of
£105,000**

* IDEAL FOR FIRST TIME BUYERS

* ONE BEDROOM

* LOUNGE

* KITCHEN/DINER

* BATHROOM

* REAR GARDEN

w: www.keysestateagents.co.uk

Uttoxeter Road, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A fantastic opportunity to purchase a One Bedroom Mid Terrace house which has been updated by its current owners and has been redecorated and carpeted, situated in the village of Blythe Bridge within easy access of Hanley City Centre, the Potteries Towns and the market Town of Leek. The accommodation comprises: lounge, kitchen and to the first floor one bedrooms and a new bathroom, externally there a small garden to the rear. Additional benefits include double glazing and gas central heating.

GROUND FLOOR

LOUNGE 10'0" x 13'3" (3.06 x 4.04)

UPVC exterior door, ceiling light point, radiator, uPVC double glazed window.

KITCHEN 8'2" x 13'3" (2.5 x 4.04)

Fitted with a range of wall and base units and co-ordinating work tops, sink and drainer with mixer tap, electric cooker point, space for appliances. Ceiling light point, radiator, uPVC exterior window, uPVC exterior door.

FIRTS FLOOR

BEDROOM ONE 13'3" x 9'7" (4.04 x 2.94)

Ceiling light point, radiator, uPVC double glazed window.

BATHROOM 7'4" x 9'10" (2.25 x 3.02)

Fitted with a three piece white bathroom suite, comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

EXTERNALLY

Fore courted to the front and to the rear is an enclosed yard.

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

0845 605 3010 Staffordshire Moorlands

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




Uttoxeter Road, Blythe Bridge, Stoke-On-Trent,

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	

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.

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