



# ESTATE AGENTS

*... the key to a successful move*



**43 Lister Grove, Stallington Village, Stoke-On-Trent, ST11 9TS**

**Offers in the  
region of  
£120,000**

\*GREAT APARTMENT \* LOUNGE/DINER

\*KITCHEN

\*BATHROOM

\*TWO GOOD SIZED BEDROOMS

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

# 43 Lister Grove, Stallington Village, Stoke-On-Trent, ST11 9TS

## ACCOMMODATION

### DESCRIPTION

An opportunity to buy a fantastic first floor apartment on the very sought after Stallington Village development near Blythe Bridge, within easy access of two major motorways, the A50 Stoke to Derby link road, Hanley city centre and the local village of Blythe Bridge. The accommodation comprises: Entrance hall, lounge/diner, fitted kitchen, two bedrooms and a bathroom. Externally there is allocated parking. Additional benefits include uPVC double glazing and gas central heating. NO CHAIN

### LOUNGE/DINER 20'11" x 12'1" (6.4 x 3.7)

Ceiling light point, radiator, T.V. aerial point, storage cupboard, uPVC double glazed window with front aspect, uPVC double glazed Juliette Balcony with rear aspect.

### KITCHEN

fitted with a range of wall and base units co-ordinating worktops, built in single electric oven, four ring induction hob and modern extractor hood. Recessed lighting, uPVC double glazed window rear aspect.

### BEDROOM ONE 8'6" x 11'5" (2.6 x 3.5)

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

### BEDROOM TWO 7'3" x 14'9" (2.22 x 4.5)

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

### BATHROOM 8'6" x 6'6" (2.6 x 2.0)

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

### EXTERNALLY

Allocated parking

### 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

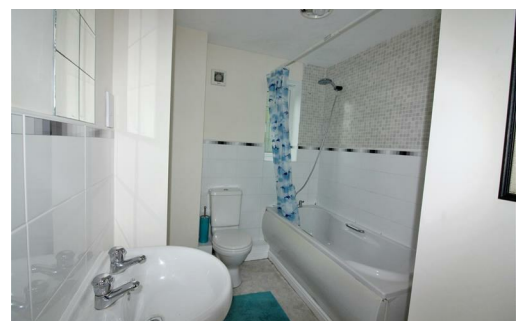
All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

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



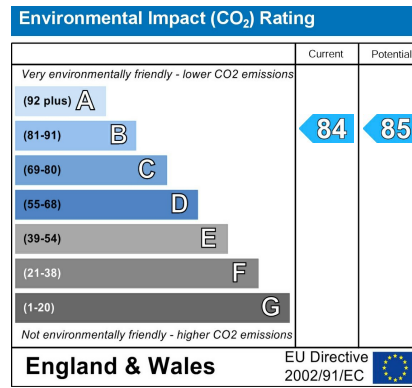
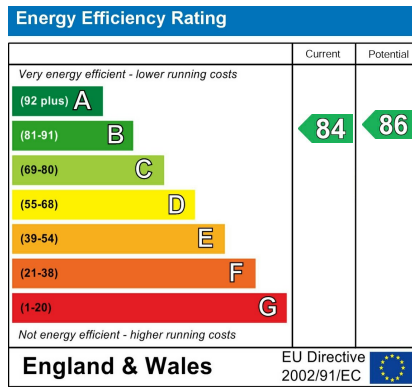


## 43 Lister Grove, Stallington Village, Stoke-On-Trent, ST11 9TS

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.



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