



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Sidcot Place, Sneyd Green, Stoke-On-Trent, ST1 6DZ**

**Offers in the  
region of  
£159,950**

\* DETACHED BUNGALOW

\* WELL MAINTAINED

\* TWO BEDROOMS

\* KITCHEN \* LOUNGE \* SHOWER ROOM

\* LOW MAINTENANCE REAR GARDEN \* DRIVE

\* POPULAR LOCATION

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



# Sidcot Place, Sneyd Green, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A well presented Detached Bungalow situated in a popular residential location in a cul de sac position. The accommodation comprises: hallway, lounge, kitchen, shower room and two bedrooms. Additional benefits include uPVC glazing and central heating. Gardens to the front and rear and a driveway providing ample parking. Viewing Highly recommended.

### GROUND FLOOR

#### ENTRANCE HALL

Exterior uPVC door, ceiling light point, radiator.

#### LOUNGE 11'9" x 15'1" (3.6 x 4.6)

Feature fire surround housing a living flame gas fire, ceiling light point, radiator, uPVC double glazed window.

#### KITCHEN 11'5" x 9'2" (3.5 x 2.8)

Fitted with a range of wall and base units and co-ordinatng work tops. built in double electric oven, electric hob, space for appliances. Ceiling light point, radiator, uPVC double glazed widow.

#### BEDROOM ONE 14'1" x 8'2" (4.3 x 2.5)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM TWO 11'1" x 9'10" (3.4 x 3.0)

Ceiling light point, radiator, uPVC double glazed window.

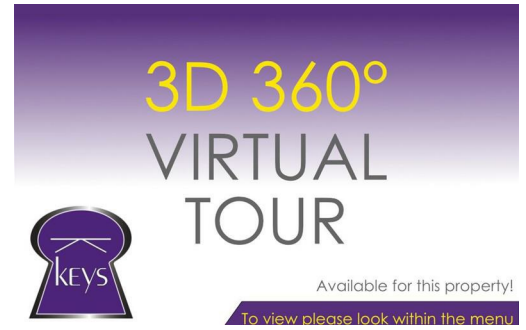
#### SHOWER ROOM 5'6" x 6'2" (1.7 x 1.9)

Fitted with a three piece white suite comprises: separate shower enclosure, wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

### EXTERNALLY

Gravelled garden to the front of the property and tarmac drive providing ample parking.

Low maintenance rear garden which in predominantly gravelled and has a paved patio area.



Available for this property!

To view please look within the menu.



Keys Estate Agents



Keys Estate Agents



Keys Estate Agents



Keys Estate Agents



Keys Estate Agents

# Sidcot Place, Sneyd Green, Stoke-On-Trent,

## 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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Sidcot Place, Sneyd Green FLOOR PLAN



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.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required