



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Woodside Drive, Stoke-On-Trent, Staffordshire, ST3 7JW

**Offers in the
region of
£250,000**

- * A THREE BEDROOM DETACHED BUNGALOW
- * SPACIOUS LOUNGE/DINER
- * KITCHEN * CONSERVATORY
- * DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- * GARDEN * GARAGE

w: www.keysestateagents.co.uk

Woodside Drive, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

A spacious Detached Bungalow situated in the popular location of Meir Heath within easy access of the A50 Stoke - Derby link road and Hanley city centre. The accommodation comprises: Side porch, lounge/diner, conservatory, breakfast kitchen, three bedrooms and a bathroom. Externally there is a drive providing ample parking leading to an attached garage, gardens to the front and rear. Additional benefits include uPVC double glazing and gas central heating.

GROUND FLOOR

SIDE PORCH

UPVC exterior door, ceiling light point.

LOUNGE/DINER 20'6" x 19'7" (6.27m x 5.99m)

Ceiling light point, radiator, gas fire, T.V. aerial point, uPVC double glazed window with front aspect.

CONSERVATORY 9'7" x 14'11" (2.93m x 4.57m)

UPVC double glazed, ceiling light point.

KITCHEN/DINER 17'2" x 9'5" (5.25m x 2.89m)

Fitted with a range of wall and base units and co-ordinating work tops, built in single electric oven, four ring gas hob, sink and drainer with mixer tap, plumbing for washing machine. Ceiling light point, storage cupboard, uPVC double glazed window.

BEDROOM ONE 10'3" x 10'10" (3.14m x 3.31m)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO 10'3" x 8'5" (3.14m x 2.59m)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM THREE 10'2" x 6'7" (3.12m x 2.02)

Ceiling light point, radiator, uPVC double glazed window.

BATHROOM 6'4" x 5'10" (1.95m x 1.78)

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

EXTERNALLY

To the front there is a drive leading to an integral garage. The garage has the added benefit of power and lighting. To the rear is an enclosed rear garden with a patio seating area and a lawn.



Woodside Drive, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band

(01782) 234567 SOT

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	



Woodside Drive, Meir Heath 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.

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