

3 Lock Keepers Way, Hanley, Stoke-on-trent, Staffs, ST1 3NS



Leasehold £79,950

Bob Gutteridge Estate Agents are delighted to bring to the sales market this well presented and up to date duplex apartment situated on this modern development near to Hanley town centre where local shops, schools and amenities can all be located. This modern day apartment offers Upvc double glazing along with central heating and offers a purchaser the security of fixed priced bills as part of a monthly service charge. This well designed duplex apartment offers accommodation comprising of entrance lobby, two bedrooms, modern shower room and to the first floor a is a spacious open plan lounge / kitchen / diner. Externally the property is situated on maintained grounds and offers allocated off road parking for a vehicle. Viewing Essential !

ENTRANCE LOBBY

With Upvc double glazed window to side, pendant light fitting, part panelled front access door with inset double glazed panels, four double coat hooks, double power point, smoke alarm, electricity consumer unit, built-in understairs cupboard with hot and cold plumbing for automatic washing machine. Stairs to first floor and doors leading off to rooms including;

SHOWER ROOM 1.63 x 1.78 (5'4" x 5'10")

With Upvc double glazed window to side, pendant light fitting, extractor fan, contemporary white suite comprising low level dual flush WC, Ideal Standard pedestal sink unit and built-in plasticised shower unit with directflow shower, vinyl cushion flooring, single panelled radiator, Minke drying rail.



BEDROOM ONE 2.92 x 2.41 + recess (9'7" x 7'11" + recess)

With Upvc double glazed window to side, pendant light fitting, smoke alarm, t.v. aerial point, single panelled radiator, four power points.



BEDROOM TWO 2.82 x 2.39 (9'3" x 7'10")

With Upvc double glazed french doors to side, battery and mains smoke alarm, pendant light fitting, single panelled radiator, BT telephone point subject to usual transfer regulations, wood effect laminate flooring, four power points.



FIRST FLOOR LANDING

LOUNGE/KITCHEN/DINER 4.34 maximum x 5.84 (14'3" maximum x 19'2")

With Upvc double glazed window to side, Upvc double glazed french doors to side with double glazed skylight above, two further Upvc double glazed windows to rear, wood effect laminate flooring in mahogany effect, range of base mounted storage cupboards providing ample cupboard and drawer space, wood effect work surface, built-in four ring Zanussi electric hob unit with electric oven beneath, circular stainless steel sink unit with mixer tap above, extractor fan, two pendant light fittings, two battery and mains smoke alarms, two double panelled radiators, thirteen power points, BT telephone point subject to usual transfer regulations, Sky connection point subject to usual transfer regulations.



EXTERNALLY

The property enjoys landscaped communal areas with communal gardens and allocated parking space.

SERVICE CHARGE

The leaseholder is responsible for payment of the management charge of £180.00 per month (All charges should be confirmed by an acting solicitor) which includes gas electricity and water usage.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

DIRECTIONS

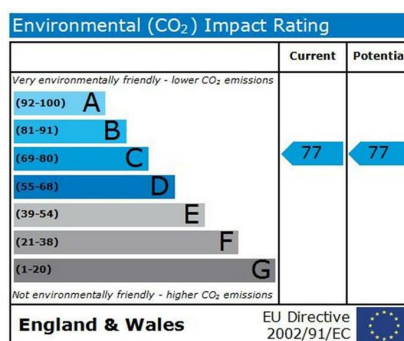
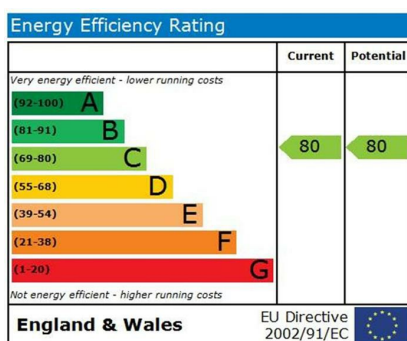
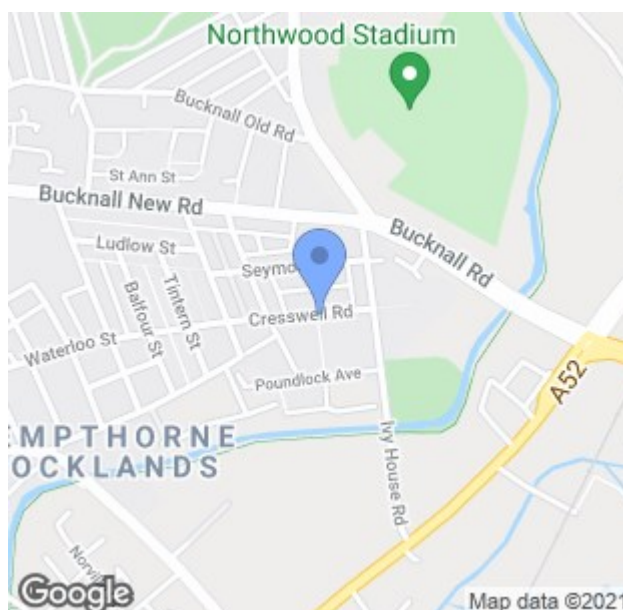
From Hanley town centre take Bucknall New Road and proceed for 1/4 mile or so turning right to Ivy House Road and right again to Lock Keepers Way where number 3 is located on the left hand side.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm