



ESTATE AGENTS

... the key to a successful move



Colley Road, Pittshill, Stoke-On-Trent, ST6 6LH

**Offers in the
region of
£140,000**

- * Three Bedroom Town House
- * Ideal For First Time Buyers/Investor
- * Popular Residential Location
- * No Onward Chain

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Offered for sale with no onward chain, this three bedroom town house would be ideal for a wide variety of buyers, the property is ready to move into but there is scope to put your own stamp on. The property is located within access to Tunstall town centre where there are a variety of shops and amenities with road links to include the A500 giving access to Hanley town centre and Festival retail park where there are further shops and amenities. The accommodation comprises: Entrance hall, lounge/diner, kitchen, bathroom, out-house and to the first floor three bedrooms and a cloakroom, outside there are gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, stairs to first floor, exterior door

LOUNGE/DINER 16'4" x 11'5" (5m x 3.5m)

Feature fire surround housing living flame gas fire, coving to the ceiling, radiator, ceiling light point, uPVC double glazed bay window with front aspect



KITCHEN 9'6" x 7'10" (2.9m x 2.4m)

Fitted with a range of wall and base units with co-ordinating worktops, built in double electric oven, gas hob and extractor, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, part wall tiled, ceramic tiled flooring, uPVC double glazed window, door to out house housing wall mounted central heating boiler.



BATHROOM 7'6" x 4'3" (2.3m x 1.3m)

Fully tiled bathroom with a three piece white suite comprises: panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point radiator, laminate wood effect flooring, uPVC double glazed window



OUT-HOUSE 6'2" x 3'7" (1.9m x 1.1m)

Brick out-house with uPVC double glazed window. wall mounted central heating boiler



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FIRST FLOOR

BEDROOM ONE 13'5" x 11'1" (4.1m x 3.4m)

Ceiling light point, laminate wood effect flooring, two uPVC double glazed windows with front aspect



EXTERNALLY

To the front of the property is a slabbed path leading to the front door and a gravelled garden area. At the rear is a patio area, artificial grassed area and a garden shed.

BEDROOM TWO 11'1" x 7'10" (3.4m x 2.4m)

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

BEDROOM THREE 9'6" x 7'6" (2.9m x 2.3m)

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



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) 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

CLOAKS 6'6" x 2'11" (2m x 0.9m)

Fitted with a two piece suite comprises: Wash hand basin and low level w.c. Ceiling light point, radiator, laminate wood effect flooring

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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.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

26 Colley Road, Pitshill 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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Written quotations of credit terms available on request. A life assurance policy may be required