



ESTATE AGENTS

... the key to a successful move



Fletcher Road, Stoke, Stoke-On-Trent, ST4 4BE

**Offers in the
region of
£175,000**

* SUPERBLY PRESENTED CONTEMPORARY HOME

* SPACIOUS INSIDE & OUT

* EXCELLENT LOCAL AMENITIES & COMMUTER LINKS

* GREAT FAMILY HOME

w: www.keysestateagents.co.uk

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GROUND FLOOR

DESCRIPTION

An exceptional three bedroom traditional Semi Detached House which has been fantastically modernised to a high standard by the current owners, this home is just ready and waiting for its new occupiers. Ideally suitable for a family the property is spacious throughout and has a very contemporary feel and oozes sophistication. Inside you will find: An entrance hall, lounge with dining area, fitted kitchen, cloaks and to the first floor three bedrooms and a bathroom. The property is located on a corner plot and has good sized garden to the front and rear, with a drive to the side of the property providing ample off road parking.

Fletcher Road in Stoke-on-Trent is a residential area situated conveniently close to local amenities and key transport links, the neighborhood offers access to a variety of shops, supermarkets, and eateries, all within a short walking distance and with the properties position has easy access to Stoke town centre and the Royal Stoke University Hospital, as well as convenient road links to the A500 and A50.

ENTRANCE HALL

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



LOUNGE & DINING AREA 17'0" x 14'5" (5.2m x 4.4m)

Airey room with coving to the ceiling, radiator, feature fire surround, ceiling light point, laminate flooring, two uPVC double glazed windows with dual aspect



KITCHEN 13'1" x 10'2" (4m x 3.1m)

Fitted with a comprehensive range of wall and base units with matching work tops, built in oven, hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances, storage area with wall mounted combi boiler. Ceiling light point, radiator, laminate flooring, part wall tiled, two uPVC double glazed window, uPVC exterior door.



CLOAKS 4'3" x 3'3" (1.3m x 1m)

Fitted with a low level w.c. Ceiling light point, radiator, fully wall tiled, laminate flooring, uPVC double glazed window



FIRST FLOOR

STAIRS & LANDING

Ceiling light point, access to loft space, uPVC double glazed window

BEDROOM (FRONT) 11'5" x 9'10" (3.5m x 3m)

Ceiling light point, radiator, uPVC double glazed window

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BEDROOM (REAR) 12'9" x 9'2" (3.9m x 2.8m)

Ceiling light point, radiator, uPVC double glazed window

Recessed lighting, heated towel rail, laminate wood effect flooring, uPVC double glazed window.



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BEDROOM THREE 9'2" x 6'6" (2.8m x 2m)

Ceiling light point, radiator, uPVC double glazed window

OUTSIDE

There are good sized gardens to the front and rear of the property with a diverse range of trees and planing spread throughout, a drive to the side provides ample off road parking



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BATHROOM 7'6" x 5'10" (2.3m x 1.8m)

A fully tiled contemporary bathroom fitted with a three piece suite comprises: panelled bath with over bath and shower shower screen, pedestal wash hand basin, low level w.c.

ADDITIONAL PHOTOS



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GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

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.

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



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Fletcher Road, Stoke-on-Trent FLOOR PLAN



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