



ESTATE AGENTS

... the key to a successful move



Chorlton Road, Birches Head, Stoke-On-Trent, ST1 6NG

**Offers in the
region of £99,950**

- * POPULAR RESIDENTIAL LOCATION
- * CLOSE TO MAIN SHOPPING AREAS
- * GOOD COMMUTER LINKS
- * EXCELLENT FIRST BUY OR INVESTOR

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A two bed forecourted Mid Terrace property situated in a popular residential location close to local schools and amenities, Hanley city centre and Festival Retail Park .The accommodation comprises: Lounge, dining room, kitchen, bathroom and to the first floor two bedrooms, additional benefits include gas central heating and uPVC double glazing. Externally there is yard and a brick store.

GROUND FLOOR

FRONT RECEPTION 11'1" x 11'1" (3.4m x 3.4m)

Coving to the ceiling, laminate wood effect flooring, ceiling light point, radiator, uPVC double glazed window, uPVC exterior door.



REAR RECEPTION 12'1" x 11'1" (3.7m x 3.4m)

Coving to the ceiling, recessed lighting, radiator, laminate wood effect flooring, uPVC double glazed window, stairs to first floor



KITCHEN 11'1" x 6'2" (3.4m x 1.9m)

Fitted with a range of wall and base units with co-ordinating worktops, built in oven and hob, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances> Ceiling light point, part wall tiled, tile effect flooring, uPVC double glazed window, recess off the kitchen housing wall mounted gas boiler, door to bathroom



BATHROOM 6'2" x 5'6" (1.9m x 1.7m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, uPVC double glazed window



FIRST FLOOR

BEDROOM FRONT 11'1" x 11'1" (3.4m x 3.4m)

Ceiling light point, radiator, uPVC double glazed window



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BEDROOM REAR 12'1" x 11'1" (3.7m x 3.4m)

Ceiling light point, radiator, storage cupboard, uPVC double glazed window



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

OUTSIDE

Paved rear yard, brick outhouse.



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.

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	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

26 Chorlton Road, Birches Head 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