



# ESTATE AGENTS

*... the key to a successful move*



**Dividy Road, Bentilee, Stoke-On-Trent, ST2 0BJ**

**Offers in the  
region of  
£140,000**

- \* Opportunity For A FTB
- \* Requires Updating
- \* Three Double Bedrooms
- \* Close To Local Amenities
- \* Excellent Commuting Routes

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Dividy Road, Bentilee, Stoke-On-Trent, ST2 0BJ

## ACCOMMODATION

### DESCRIPTION

A three bedroom Mid Town House that requires modernisation, perfect for first time buyers wanting to get onto the property ladder and update to the own specification and style. Situated on a popular residential estate close to local amenities and schools, Hanley City Centre, Longton and country walks. The accommodation comprises: Entrance Hall, Lounge, Kitchen/diner, Out-house with w.c. and to the first floor three double bedroom and a bathroom, outside there are gardens to the front and rear

### GROUND FLOOR

#### ENTRANCE HALL

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

#### LOUNGE 16'0" x 10'2" (4.9m x 3.1m)

Ceiling light point, radiator, double glazed window



#### KITCHEN/DINER 11'5" x 11'5" (3.5m x 3.5m)

Good size kitchen and dining space which would benefit from updating



#### OUT-HOUSE 8'2" x 7'6" (2.5m x 2.3m)

Excellent storage area with door to w.c. Ceiling light point, exterior door



### FIRST FLOOR

#### BEDROOM ONE 13'5" x 10'5" (4.1m x 3.2m)

Ceiling light point, radiator, two double glazed windows with front aspect



#### BEDROOM TWO 16'8" x 9'10" (5.1m x 3m)

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



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## **BEDROOM THREE 13'5" x 11'1" (4.1m x 3.4m)**

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



## **BATHROOM 9'10" x 5'2" (3m x 1.6m)**

Fitted with a three piece bathroom suite which would benefit from updating



## **OUTSIDE**

Gardens to the front and rear



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 345645) 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



## **GENERAL INFORMATION**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

### Dividy Road, Bentilee FLOOR PLAN



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YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
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