



ESTATE AGENTS

... the key to a successful move



Bankside Cottages, Meaford, Stone, Staffordshire, ST15 0QT

£115,000

- * Superb Project for Small Developer
- * Requires full Refurbishment
- * Sought After Location
- * Three Double Bedrooms one with En-Suite
- * Off Road Parking & Large Garden

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Requiring a full refurbishment and providing an ideal project for a developer this three Bedroom Mid-Terraced Cottage is situated in the stunning semi-rural location of Meaford, the property is offered with NO UPWARD CHAIN and briefly comprises:- Lounge, Dining room, Breakfast kitchen, Wet room/w.c. and to the first floor Master bedroom with en suite bathroom, two further bedrooms and a shower room. Externally, the property has off road parking, gardens to the front and rear with picturesque views of the nearby countryside, Barlaston Golf Club and the River Trent, there is immediate access to the A34, giving quick and easy access to Stone, Trentham Gardens and Stoke-on-Trent. A rare opportunity to purchase a characterful cottage in an enviable location.

GROUND FLOOR

LOUNGE 13'0 x 10'0 (3.96m x 3.05m)

UPVC double glazed entrance door, stairs leading up to the first floor.



DINING ROOM 13'5 x 10'0 (4.09m x 3.05m)

Storage cupboard and shelving,



BREAKFAST KITCHEN 13'7 x 13'5 (4.14m x 4.09m)

Wall and base units, sink and drainer unit, door into the rear porch which provides access out to the rear garden,



WET ROOM 9'4 x 6'0 (2.84m x 1.83m)

Modern fully tiled wet room with shower, w.c., wash hand basin heated towel rail and handrail



FIRST FLOOR

MASTER BEDROOM 14'6 x 9'11 (4.42m x 3.02m)

UPVC double glazed window, ceiling light point

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EN SUITE 9'3 x 8'1 (2.82m x 2.46m)

En suite bathroom - would benefit from replacement suite



BEDROOM TWO 13'0 x 9'6 (3.96m x 2.90m)

A double glazed window with leaded glass to the front aspect, a central light fitting,

BEDROOM THREE 13'11 x 8'2 (4.24m x 2.49m)

A double glazed window with leaded glass to the front aspect, twin pendant light fittings and a loft hatch giving access to the roof space.

SHOWER ROOM 5'9 x 4'5 (1.75m x 1.35m)

Would benefit from a replacement suite

OUTSIDE

At the front of the property is a garden laid to lawn with a pathway at the side which extends across the front of the house. To the rear is paved terracing down to a garden. Off road parking.



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.

Council Tax Band

For details of council tax band telephone (01782) 234567 S-O-T

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.

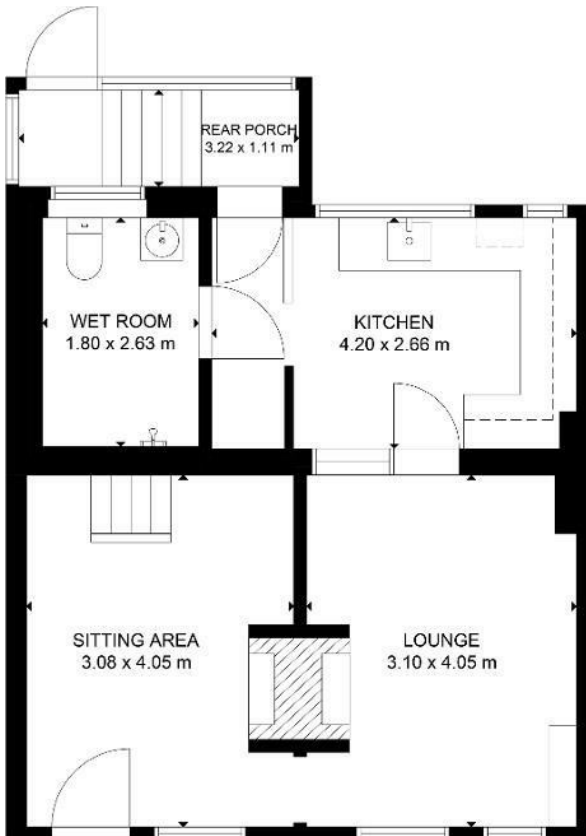
Subject to contract. Vacant possession on completion.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 96 m²
GROUND FLOOR: 44 m², FIRST FLOOR: 52 m²
EXCLUDED AREA: PORCH: 4 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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