



# ESTATE AGENTS

*... the key to a successful move*



**Langley Street, Basford, Stoke-On-Trent, Staffordshire, ST4 6DZ**

**Offers in the region of £95,000**

- \* FIRST TIME BUYER OR INVESTOR OPPORTUNITY
- \* SOUGHT AFTER RESIDENTIAL LOCATION
- \* MID TERRACE PROPERTY \* TWO DOUBLE BEDROOMS
- \* GREAT LOCATION FOR COMMUTERS CLOSE TO A500

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



# Langley Street, Basford, Stoke-On-Trent, Staffordshire, ST4 6DZ

## ACCOMMODATION

### DESCRIPTION

A two bedroom Mid Terraced House in the sought after location of Basford - perfect for first time buyers and investors alike! Located on excellent transport links being just minutes away from the A500 leading to the M6 - great for commuters! The property enjoys well planned accommodation comprises: Entrance hall, dining room, lounge, fitted kitchen and bathroom to the ground floor, there are two bedrooms to the first floor, outside there is an enclosed yard The property is being offered for sale with no upward chain.

### GROUND FLOOR

#### RECEPTION FRONT 11'9" x 11'9" (3.6m x 3.6m)

Coving to the ceiling, radiator, picture rail, ceramic tiled flooring, uPVC double glazed window with front aspect



#### RECEPTION REAR 11'9" x 11'9" (3.6m x 3.6m)

Coving to the ceiling, radiator, ceiling light point, stairs to first floor, uPVC double glazed window with rear aspect



#### KITCHEN 10'9" x 5'10" (3.3m x 1.8m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, part wall tiled, ceramic tiled flooring, double glazed window. Recess with wall mounted central heating boiler, exterior door to rear yard area.



#### BATHROOM 7'2" x 5'6" (2.2m 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, ceramic tiled flooring, fully wall tiled, double glazed window



### FIRST FLOOR

#### STAIRS & LANDING

Cieling light point

#### BEDROOM FRONT 11'9" x 11'9" (3.6m x 3.6m)

Coving to the ceiling, radiator, uPVC double glazed window with front aspect

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## BEDROOM REAR 11'9" x 11'9" (3.6m x 3.6m)

Coving to the ceiling, radiator, uPVC double glazed window with rear aspect



## OUTSIDE

Enclosed paved rear garden area. Potential to make into an off road parking space



## GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold assumed

Viewing

Strictly by appointment with the agents. 01782 268422

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.

## MORTGAGE ADVICE


Independent Mortgage Advice with 100's of lenders to choose from.

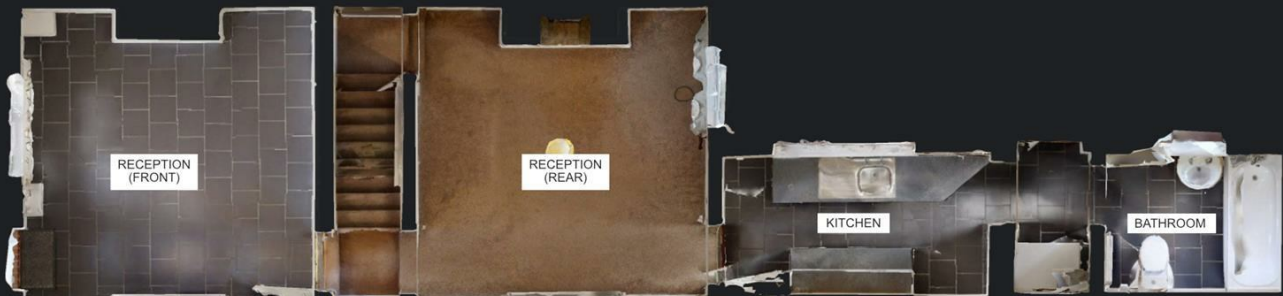
Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



## Energy Efficiency Rating

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



Ground Floor



First Floor

### Langley Street, Basford 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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