



# ESTATE AGENTS

*... the key to a successful move*



**Etruria Vale Road, Etruria, Stoke-On-Trent, Staffordshire, ST1  
4BL**

**Offers in the  
region of £80,000**

\* TERRACE HOUSE \* WELL MAINTAINED THROUGHOUT \* TWO DOUBLE BEDROOMS

\* NO UPWARD CHAIN \* STYLISH FITTED KITCHEN & BATHROOM

\* THROUGH LOUNGE/DINER \* CONVENIENT LOCATION

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

# Etruria Vale Road, Etruria, Stoke-On-Trent, Staffordshire, ST1 4BL

## ACCOMMODATION

### DESCRIPTION

HURRY NOT TO BE MISSED! A Mid Terrace House, Ideal for a first time buyer as a starter home or a landlord as a potential investment. Located within a stones throw of the Festival Park and Hanley town centre its a shoppers dream location! Offering spacious accommodation throughout with a good size lounge/diner, a newly fitted stylish kitchen and a superb newly fitted bathroom suite. To the first floor a landing give access to two double bedrooms. Outside is a paved rear yard, the property also benefits from gas central heating and UPVC double glazing throughout.

### GROUND FLOOR

#### THROUGH LOUNGE DINER 28'10" x 11'1" (8.8m x 3.4m)

Feature fire surround housing a living flame gas fire, coving to the ceiling, dado rail, radiators, two ceiling light points, two uPVC double glazed windows with dual aspect, stairs to first floor.



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### FIRST FLOOR

#### BEDROOM ONE 11'9" x 11'1" (3.6m x 3.4m)

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



#### FITTED KITCHEN 11'5" x 6'6" (3.5m x 2m)

Fitted with a range of wall and base units with co-ordinating worktops, built in oven, hob and extractor hood, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Recessed lighting, fully wall tiled, wood effect laminate flooring, radiator, uPVC double glazed window, uPVC exterior door.

#### BEDROOM TWO 13'5" x 7'6" (4.1m x 2.3m)

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

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## BATHROOM 11'5" x 6'2" (3.5m x 1.9m)

Stylishly fitted with a contemporary white bathroom suite comprises: separate shower enclosure, freestanding double ended bath with claw feet and shower mixer tap, wash hand basin set in vanity unit, low level w.c. Range of contemporary storage cupboards, fully wall tiled, wood effect laminate flooring, recessed lighting, uPVC double glazed window.



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## OUTSIDE

Large paved garden area to the rear of the property



## GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

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 Advisor 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

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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>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	



Ground Floor



First Floor

Etruria Vale Road, Etruria FLOOR PLAN



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