



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

**Acton Street, Birches Head, Stoke-On-Trent, Staffordshire,
ST1 6NU**

**Offers in the
region of
£105,000**

* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY

* TWO RECEPTIONS * TWO DOUBLE BEDROOMS

* POPULAR RESIDENTIAL LOCATION

* GOOD TRANSPORT & COMMUTING ROUTES

ACCOMMODATION

DESCRIPTION

A well maintained and well presented two bedroom terraced property located in Birches Head, close to all the local amenities and road networks.

This spacious Victorian terrace is located in a well established residential street that is not overlooked to the front aspect. It has been well maintained by the present owner and would make an ideal property for those seeking their first property or even an investment.

The property benefits from double glazing and a gas central heating system run off a combination boiler. To the ground floor is a reception room which is located to the front of the property and a second reception room is at the rear, there is a fitted kitchen and a door leading out to the enclosed yard, a inner hallway provides access to the bathroom, there are two double bedrooms to the first floor.

GROUND FLOOR

RECEPTION (front) 11'9" x 11'5" (3.6m x 3.5m)

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



RECEPTION (rear) 12'1" x 11'5" (3.7m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window with rear aspect, door leading to stairs to the first floor



KITCHEN 12'1" x 6'6" (3.7m x 2m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, hob and extractor hood, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, part wall tiled, wall mounted central heating boiler enclosed in wall cupboard, laminate tile effect flooring, uPVC double glazed window.



BATHROOM 6'10" x 5'6" (2.1m x 1.7m)

Majority tiled bathroom fitted with a three piece white bathroom suite comprises 'P' shaped panelled bath with over bath electric shower and shower screen, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, tiled flooring, uPVC double glazed window



FIRST FLOOR

BEDROOM (front) 11'9" x 11'5" (3.6m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window

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BEDROOM (rear) 12'1" x 11'5" (3.7m x 3.5m)

Ceiling light point, radiator, uPVC double glazed window



OUTSIDE

Enclosed rear yard



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.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

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	



Ground Floor



First Floor

Acton Street, 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 purchases 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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Written quotations of credit terms available on request. A life assurance policy may be required