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.keysestataeagents.co.uk

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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

GENERAL INFORMATION

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.

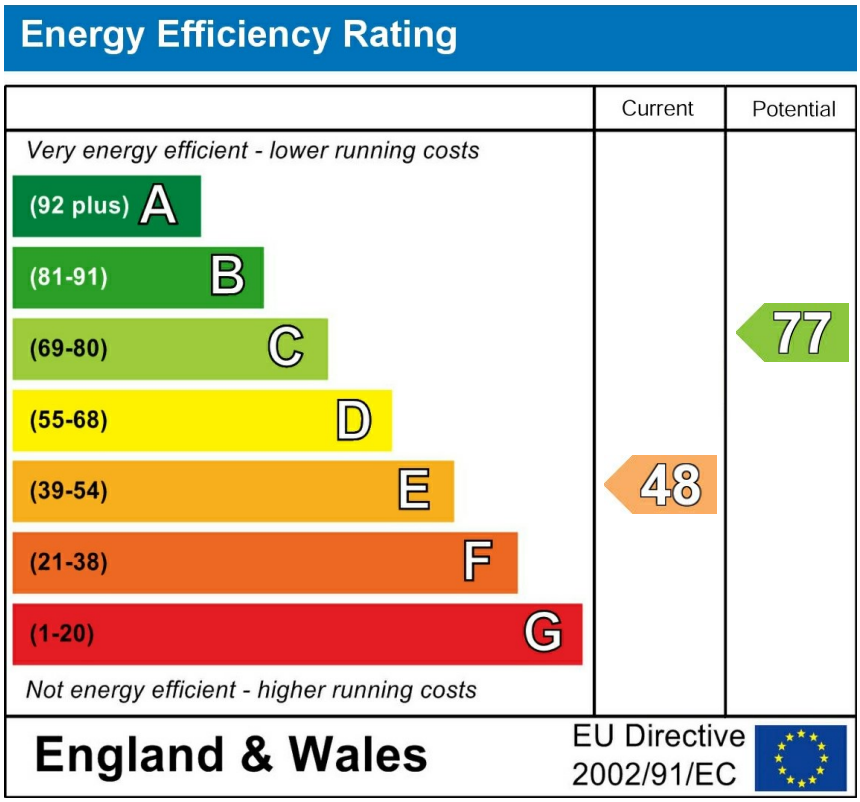
Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

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



For illustration purposes only. Do not scale.

Ground Floor

First Floor

Dividy Road, Bentilee 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.

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

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

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