



ESTATE AGENTS

... the key to a successful move



Windermere Road, Clayton, Newcastle, Staffordshire, ST5 3HN

**Offers in the
region of
£150,000**

- * EXCELLENT INVESTOR OPPORTUNITY
- * TENANT IN SITU * RENT £495 PER CALENDER MONTH
- * DESIRABLE LOCATION
- * EASY ACCESS TO LOCAL AMENITIES
- * EXCELLENT ACCESS TO M6, A34, A50 and A500.

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

For Sale with Tenant in Situ paying a current rent of £495 per calendar month. A Semi Detached House located in the sought after area of Clayton, located just a short drive away from Newcastle town centre and within easy access of the M6, A34, A50 and A500. The accommodation comprises: Entrance hall, lounge/diner, fitted kitchen and to the first floor two bedrooms and a bathroom, outside there is a drive providing ample parking and to the rear is a garden, additional benefits include uPVC double glazing and gas central heating.

GROUND FLOOR

ENTRANCE HALL

Coving to the ceiling, radiator, ceiling light point, laminate wood effect flooring, stairs to first floor, uPVC double glazed exterior door

LOUNGE /DINER 20'4" x 11'1" (6.2m x 3.4m)

Feature fire surround housing a living flame gas fire, Coving to the ceiling, two radiators, ceiling light points, laminate wood effect flooring, two uPVC double glazed window with dual aspect.



FITTED KITCHEN 9'10" x 9'6" (3m x 2.9m)

Fitted with a range of wall and base units with co-ordinating worktops built in electric oven. gas hob and extractor, sink and drainer with mixer tap. Coving to the ceiling, radiator, part wall tiled, ceramic tiled floor, uPVC double glazed window, upvc exterior door to utility/out-house



UTILITY/OUT-HOUSE 13'9" x 6'6" (4.2m x 2m)

Plumbing for washer machine, spaces for appliances, wall mounted central heating boiler, door to outside



FIRST FLOOR

BEDROOM ONE 18'0" x 9'6" (5.5m x 2.9m)

Ceiling light point, radiator, two uPVC double glazed windows with front aspect



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BEDROOM TWO 11'5" x 10'2" (3.5m x 3.1m)

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



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

D - Newcastle under Lyme

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

BATHROOM 6'6" x 5'6" (2m x 1.7m)

Fitted with a 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, fully wall tiled, wood effect laminate flooring




OUTSIDE

There is ample parking at the front of the property for several vehicles.

At the rear of the property is a paved patio area, grassed garden and garden shed

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

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