



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



**Chasewater Drive, Norton Heights, Stoke-On-Trent,
Staffordshire, ST6 8GH**

**Offers in excess
of £210,000**

* SUPERB FOUR BEDROOM MEWS HOUSE

* CONTEMPORARY STYLE THROUGHOUT

* SOUGHT AFTER LOCATION

* HIGH STANDARD OF FINISHING

* MUST NOT BE MISSED

* VIEWING HIGHLY RECOMMENDED

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ACCOMMODATION

DESCRIPTION

This home really has the WOW FACTOR AND OOZES SOPHISTICATION THROUGHOUT, very well maintained by the current owners this deceptively large four bedroom, three storey Mews house is the ideal family home and is situated on the popular Norton Heights Development, within easy access of local schools and amenities, Burslem town centre, Hanley city centre and the Potteries Towns. The accommodation comprises: ground floor entrance hall, lounge/diner, breakfast/kitchen and cloaks, on the first floor three bedrooms and a family shower room and on the second floor master bedroom with en-suite and dressing area, externally there is a garage and garden to the rear. Additional benefits include uPVC double glazing and gas central heating. This is a leasehold property and there is an opportunity to purchase the freehold if required

GROUND FLOOR

ENTRANCE HALL

Recessed lighting, radiator, laminate wood effect flooring, stairs to first floor

LOUUNE/DINER 17'8" x 15'1" (5.4m x 4.6m)

Recessed lighting, radiator, wood effect laminate flooring, uPVC double glazed window with rear aspect, uPVC double glazed french doors to outside



BREAKFAST KITCHEN 13'1" x 7'6" (4m x 2.3m)

Fitted with a contemporary range of high gloss faced wall and base units with co-ordinating worktops and back splash boards, built in double electric oven, halogen hob and extractor hood, integrated fridge freezer, inset sink and drainer with mixer tap, integrated dishwasher and washer dryer. Recessed lighting, radiator, high gloss ceramic tiled flooring, uPVC double glazed window with front aspect



CLOAKS 5'6" x 2'7" (1.7m x 0.8m)

Fitted with a two piece white cloakroom suite comprises: wash hand basin with mixer tap set in vanity unit, low level w.c. Ceiling light point, radiator, part wall tiled, high gloss ceramic tiled flooring.



FIRST FLOOR

BEDROOM TWO 14'9" x 8'10" (4.5m x 2.7m)

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



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BEDROOM THREE 12'1" x 8'6" (3.7m x 2.6m)

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



BEDROOM FOUR 8'6" x 6'6" (2.6m x 2m)

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



FAMILY SHOWER ROOM 6'2" x 5'2" (1.9m x 1.6m)

A luxurious family shower room with shower enclosure, was hand basin set in vanity unit, low level w.c. Recessed lighting, radiator, fully wall tiled, ceramic tiled flooring flooring, uPVC double glazed window



SECOND FLOOR

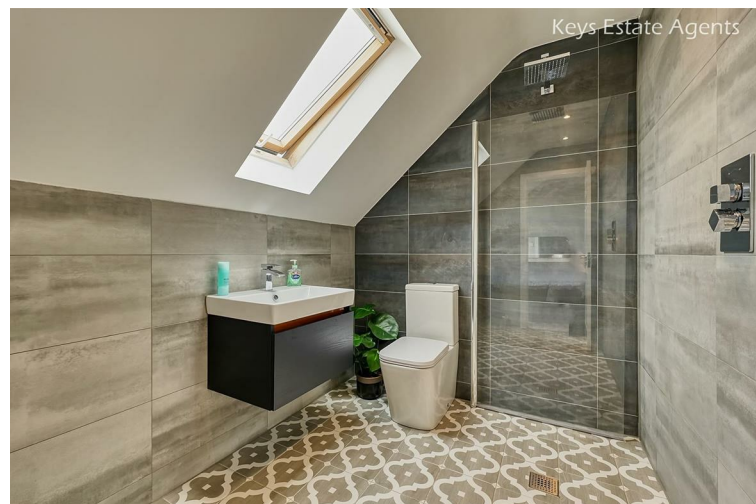
MASTER BEDROOM 22'11" x 15'1" (7m x 4.6m)

Ceiling light point, radiator, two velux windows, archway through to dressing area, door to en suite shower room



EN SUITE 8'2" x 6'2" (2.5m x 1.9m)

Fitted with a three piece contemporary shower suite comprises: shower enclosure, low level w.c., wall mounted wash hand basin with mixer tap. Recessed lighting, ceramic tiled walls, ceramic tiled flooring, velux window.



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EXTERNALLY

The property has a forecourted frontage, there is a garage to the rear with an up and over door and power supply.

At the rear is an enclosed garden which is predominantly grassed, there is slabbed patio area and path which leads to a gate providing access to the garage

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Leasehold 155 year lease from 2004, Ground Rent £200 p/a. No

Service charge

Opportunity to purchase the 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.

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

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | 74 | |
| (69-80) C | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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