



# ESTATE AGENTS

*... the key to a successful move*



**Fairway Road, Burslem, Stoke-On-Trent, ST6 7JJ**

**Offers in the  
region of  
£195,000**

- \* Well Presented Throughout
- \* Backing Onto Fields-Not Directly Overlooked
- \* Bay-Fronted Through Lounge-Diner
- \* Popular Residential Location
- \* Excellent Commuting Routes

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

# Fairway Road, Burslem, Stoke-On-Trent, ST6 7JJ

## ACCOMMODATION

### DESCRIPTION

A stylish, well maintained three bedroom Semi-Detached House which is suitable for a growing family, the property sits on a good size plot with open views to the rear and comprises: Entrance hall, lounge with double doors to a separate dining room, kitchen and to the first floor three bedrooms and a bathroom, externally the property has off road parking and a large rear garden. This fine, traditional semi-detached property occupies a prime location within the desired area of Burslem, a well established residential location conveniently located for access to all the local amenities and major road networks including the A50, A500 and M6.

### HALLWAY

Ceiling light point, radiator, cloaks cupboard, stairs to first floor, uPVC double glazed front door



### KITCHEN 6'6" x 9'9" (2.0m x 2.99m)

Fitted with a range of wall and base units with co-ordinating worktops, built in oven, hob and extractor, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, radiator, part wall tiled, door to rear porch and uPVC door to outside.



### FRONT RECEPTION (Incl Bay) 13'5" x 10'5" (4.1m x 3.2m)

Coving to the ceiling, picture rail, feature fire surround, uPVC double glazed bay window with front aspect, double doors to rear reception room



### FIRST FLOOR

### BEDROOM (front) (Incl Bay) 13'5" x 10'5" (4.1m x 3.2m)

Ceiling light point, picture rail, radiator, uPVC bay window with front aspect



### REAR RECEPTION 12'5" x 10'5" (3.8m x 3.2m)

Coving to the ceiling, picture rail, feature fire surround, door to rear porch with sliding uPVC door to outside

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## **BEDROOM (rear) 11'9" x 10'5" (3.6m x 3.2m)**

Ceiling light point, picture rail, radiator, uPVC window with rear aspect



## **BEDROOM (front) 6'6" x 6'6" (2m x 2m)**

Ceiling light point, radiator, uPVC double glazed window



## **BATHROOM 9'2" x 6'6" (2.8m x 2m)**

Fitted with a three piece white bathroom suite comprises: Panelled bath with over bath shower and screen, pedestal wash hand basin with storage unit below, low level w.c. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring, uPVC double glazed window



## **OUTSIDE**

The front of the property has a paved drive providing off road parking for two cars, double gates lead to the rear garden area.

The rear garden backs onto open fields, there is a raised patio with a covered seating area, a summer house, garden shed, a grassed area with border planting

## **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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

32 Fairway Road, Stoke-on-Trent FLOOR PLAN



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