



# ESTATE AGENTS

*... the key to a successful move*



**Coseley Street, Smallthorne, Stoke-On-Trent, Staffordshire,  
ST6 1LJ**

**Offers in excess  
of £85,000**

\* EXCELLENT FIRST TIME BUYER OR INVESTOR OPPORTUNITY

\* REFURBISHED THROUGHOUT \* THREE BEDROOMS

\* THROUGH LOUNG/DINER \* FITTED KITCHEN & BATHROOM

\* WALKING DISTANCE OF LOCAL SHOPS & AMENITIES

## ACCOMMODATION

### DESCRIPTION

VIEWINGS 9:30AM - 10:00AM SATURDAY 9TH JULY 2022

EXCELLENT FIRST TIME BUYER OR INVESTOR

OPPORTUNITY .. An opportunity to purchase a good size three bedroom Mid Terrace House which has been tastefully refurbished by the current owner. Offering the ideal family home and located close to local amenities the property comprises: Through lounge/diner, newly fitted kitchen and to the first floor three bedrooms and a bathroom, additional benefits include uPVC double glazing and gas central heating, externally there is rear yard

### GROUND FLOOR

#### THROUGH LOUNGE/DINER 25'11" x 11'5" (7.9m x 3.5m)

Newly decorated and carpeted, recessed lighting, two radiators, stairs to first floor, two uPVC double glazed windows with dual aspect



#### FITTED KITCHEN 12'5" x 6'10" (3.8m x 2.1m)

Fitted with a range of newly fitted wall and base units with co-ordinating worktops, built in electric oven, four burner gas hob and extractor hood, sink and drainer with mixer tap, spaces for appliances. Recessed lighting, part wall tiled wood effect laminate flooring, uPVC exterior window, uPVC exterior door



#### BATHROOM 8'10" x 6'6" (2.7m x 2m)

Newly fitted with a four piece white bathroom suite comprises: Shower enclosure, panelled bath, wash hand basin set in vanity unit, low level w.c. Recessed lighting, heated towel rail, fully wall tiled, ceramic tiled flooring, uPVC double glazed window.



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#### FIRST FLOOR

## BEDROOM ONE 11'5" x 8'6" (3.5m x 2.6m)

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



## BEDROOM TWO 10'5" x 6'6" (3.2m x 2m)

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



## BEDROOM THREE 10'5" x 4'7" (3.2m x 1.4m)

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



## OUTSIDE

Enclosed paved rear yard. Garden shed



## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be 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.

Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor 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. A

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suitable life policy may be required. Loans subject to status.

Minimum age 18.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	



Ground Floor



First Floor

Coseley Street, Smallthorne FLOOR PLAN



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