



# ESTATE AGENTS

*... the key to a successful move*



Keys Estate Agents

**Mallorie Road, Norton, Stoke-On-Trent, ST6 8ER**

**Offers in the  
region of  
£125,000**

- \* GREAT INVESTMENT OPPORTUNITY
- \* IDEAL FOR A FTB OR INVESTOR
- \* CLOSE TO LOCAL AMENITIES
- \* REQUIRES SOME SELECTIVE UPDATING
- \* NO ONWARDS CHAIN

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

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## ACCOMMODATION

### DESCRIPTION

A GREAT INVESTMENT OR FTB OPPORTUNITY! Whether you are looking to step onto the property ladder or a potential landlord then this property is ready to make it your own, a two bedroom family home close to local amenities and is within easy access of Hanley city centre and the Potteries towns. The accommodation which benefits from uPVC double glazing and gas central heating comprises; entrance hall, lounge, kitchen/diner, rear porch and to the first floor two good sized double bedrooms, a bathroom. Externally, there are gardens to the front and rear. NO CHAIN.

### GROUND FLOOR

#### PORCH 7'2" x 4'11" (2.2m x 1.5m)

UPVC double glazed front porch with ceramic tiled floor and a wall light point

#### ENTRANCE HALL

Ceiling light point, radiator

#### LOUNGE 14'5" x 11'1" (4.4m x 3.4m)

Fitted feature fire surround housing a living flame gas fire, ceiling light point, radiator, uPVC double glazed window with front aspect



#### DINING KITCHEN 10'2" x 9'10" (3.1m x 3m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling light point, radiator, ceramic tiled flooring, part wall tiled, uPVC double glazed window.



#### REAR LOBBY 6'10" x 6'6" (2.1m x 2m)

Ceiling light point, uPVC double glazed window



### FIRST FLOOR

#### STAIRS & LANDING

Ceiling light point, access to loft space



#### BEDROOM ONE 17'8" x 9'10" (5.4m x 3m)

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

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## **BEDROOM TWO 13'1" x 11'1" (4m x 3.4m)**

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



## **BATHROOM 7'10" x 5'6" (2.4m x 1.7m)**

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point fully wall tiled, uPVC double glazed window



## **OUTSIDE**

To the front of the property is a paved patio area, a path to the side leads to a two tiered rear garden



## **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

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## 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>66</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<br>2002/91/EC |  |

For illustration purposes only. Do not scale.



Ground Floor

First Floor

### 82 Mallorie Road, Norton FLOOR PLAN



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