



ESTATE AGENTS

... the key to a successful move



Seymour Street, Hanley, Stoke-On-Trent, Staffordshire, ST1 3NX

**Offers in the
region of
£110,000**

* EXCELLENT FOR FTB * FORECOURTED TOWN HOUSE

* READY TO MOVE INTO * TWO BEDROOMS

* CENTRAL LOCATION * REAR GARDEN

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

LET KEYS ESTATE AGENTS open the door to your first home. This forecourted terraced house has excellent curb appeal and is a must see for those first time buyers out there looking to get a foothold on the property ladder, excellently presented throughout this home is ready to move into, so just pack your bags! The ground floor comprises: Entrance hall, Lounge, Kitchen/diner and to the first floor two bedrooms and a bathroom, externally there is a front garden and a good sized rear garden, additional benefits includes uPVC double glazing and gas central heating.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, stairs to first floor, uPVC exterior door

LOUNGE 13'9" x 11'9" (4.2m x 3.6m)

Ceiling light point, radiator, wood effect laminate flooring, uPVC double glazed window with front aspect



KITCHEN/DINER 16'8" x 9'2" (5.1m x 2.8m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven and ceramic hob, circular bowl and drainer with mixer tap, plumbing for washer machine, spaces for appliances, storage cupboard, wall mounted central heating boiler. Ceiling light point, radiator, part wall tiled, ceramic tiled floor, uPVC double glazed window, uPVC double glazed patio doors to outside.



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FIRST FLOOR

STAIRS/LANDING

Ceiling light point, access to loft space

BEDROOM ONE 18'8" x 10'2" (5.7m x 3.1m)

Ceiling light point, radiator, built in storage cupboard, uPVC double glazed window with front aspect



BEDROOM TWO 10'5" x 9'6" (3.2m x 2.9m)

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



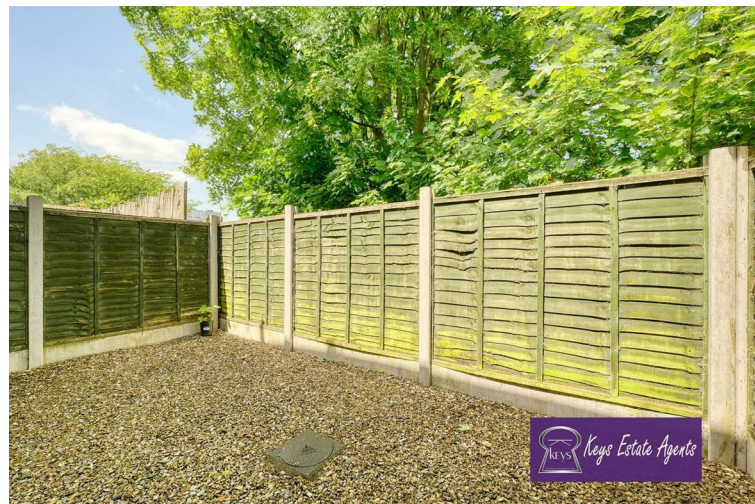
BATHROOM 8'6" x 5'10" (2.6m x 1.8m)

Fitted with a four piece white bathroom suite comprises 'P' shaped panelled bath with over bath shower and shower screen, pedestal wash hand basin, low level w.c. Recess lighting, heated towel rail, fully wall tiled, ceramic tiled flooring, uPVC double glazed window.



OUTSIDE

Fore-courted frontage, enclosed gravelled rear garden



GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold assumed

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

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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 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. A 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Seymour Street, Hanley 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