



# ESTATE AGENTS

*... the key to a successful move*



**Duke Street, Heron Cross, Stoke-On-Trent, Staffordshire, ST4 3BL**

**Offers in excess of £80,000**

- \* TENANT IN SITU - RENT £390.00PCM \* NO ONWARD CHAIN
- \* TRADITIONAL TWO BEDROOM TERRACE HOUSE
- \* CLOSE TO MAIN COMMUTER LINKS AND LOCAL AMMENITIES
- \* POPULAR RESIDENTIAL LOCATION

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



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## ACCOMMODATION

### DESCRIPTION

TENANT IN SITU, CURRENT RENT £390.00pcm. An opportunity to purchase a mid terraced house which has been well maintained. Ideally located with easy access of the A50 Stoke - Derby link road, Hanley city centre and the potteries Towns. The accommodation comprises: two reception rooms, kitchen, bathroom and to the first floor two bedrooms. Additional benefits include uPVC double glazing and gas central heating, externally there is a paved yard to the rear.

### ENTRANCE HALL

Coving to the ceiling, radiator with cover, ceiling light point, stairs to first floor, uPVC exterior door

### RECEPTION (front) 14'5" x 9'6" (4.4m x 2.9m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed bay window



### RECEPTION (rear) 13'5" x 12'9" (4.1m x 3.9m)

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



### KITCHEN 12'1" x 8'2" (3.7m x 2.5m)

Fitted with wall and base units with co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Coving to the ceiling, part wall tiled, uPVC double glazed window, uPVC exterior door.



## FIRST FLOOR

### BEDROOM (front) 13'5" x 11'9" (4.1m x 3.6m)

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



### BEDROOM (rear) 13'1" x 10'2" (4m x 3.1m)

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





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## BATHROOM 12'1" x 8'2" (3.7m x 2.5m)

Fitted with a three piece white bathroom suite comprises panelled bath with over bath shower and screen, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, heated towel rail, part wall tiled, ceramic tiled flooring, uPVC double glazed window



## EXTERNALLY



## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Viewing

Strictly by appointment with the agents. 01782 790058

### 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 suitable life policy may be required. Loans subject to status. Minimum age 18.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Ground Floor



Duke Street, Heron Cross 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