



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

Avion Close, Meir Park, Stoke-On-Trent, ST3 7QP

**Offers in the
region of
£215,000**

* THREE BEDROOM DETACHED FAMILY HOME

* ENTRANCE HALL * LOUNGE

* KITCHEN * DINING ROOM

* GARAGE * GARDENS

w: www.keysestateagents.co.uk

Avion Close, Meir Park, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

What a great opportunity to purchase this lovely family home, situated on the popular Meir Park development and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the Potteries towns. The accommodation comprises: Entrance hall, lounge, kitchen, dining room and to the first floor three good sized bedrooms and a family bathroom. Externally there is a block paved drive providing ample off road parking, leading to a detached garage, gardens to the front and rear. Additional benefits include uPVC double glazing and gas central heating. VIEWING IS A MUST.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, store cupboard, stairs leading to the first floor.

LOUNGE 10'5" x 15'8" (3.2 x 4.8)

Ceiling light point, radiator, T.V. aerial point, uPVC double glazed window.

KITCHEN 12'9" x 7'7" (3.9 x 2.33)

Fitted with a range of wall and base units and co-ordinating work tops, electric cooker point, plumbing for washing machine, space for appliances. Ceiling light point, radiator, uPVC exterior door.

DINING ROOM 12'1" max x 8'1" (3.7 max x 2.47)

Ceiling light point, radiator, uPVC patio doors leading to outside.

CLOAKS

Fitted with a two piece white suite comprises: low level w.c, wash hand basin set in vanity unit. Ceiling light point, radiator, uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE 11'9" x 16'0" (3.6 x 4.88)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO 11'4" x 8'5" (3.47 x 2.57)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM THREE 11'6" x 7'4" (3.53 x 2.25)

Ceiling light point, radiator, uPVC double glaze window.

BATHROOM 6'1" x 5'6" (1.86 x 1.69)

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

EXTERNALLY

To the front there is garden which is laid to lawn and a variety of planting. There is a block paved drive leading to a detached garage. To the rear is an enclosed rear garden with a lawn and patio seating area.

3D 360° VIRTUAL TOUR



Available for this property!

To view please look within the menu.

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GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band

For details of council tax band telephone
Stoke City Council

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.

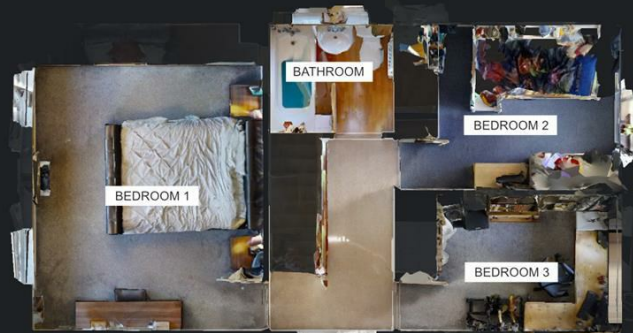


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Avion Close, Meir Park FLOOR PLAN



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