



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Tregenna Close, Meir Park, Stoke-On-Trent, ST3 7UL**

**Offers in the  
region of  
£215,000**

\* EXTENDED THREE BEDROOM DETACHED FAMILY HOME

\* ENTRANCE HALL \* LOUNGE \* KITCHEN/DINER

\* UTILITY \* CONSERVATORY

\* OFF ROAD PARKING \* GARDENS

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

# Tregenna Close, Meir Park, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Fantastic opportunity to purchase this three bedroom detached family home, it is 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/diner and a conservatory. To the first floor three bedrooms and a family bathroom, externally there is off road parking, gardens to the rear. Additional benefits include uPVC double glazing and gas central heating.

### GROUND FLOOR

#### ENTRANCE HALL

UPVC exterior door, ceiling light point, radiator, stairs leading to upstairs.

#### LOUNGE 19'0" x 9'10" (5.8 x 3.0)

Feature fire surround housing an electric fire, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window.

#### KITCHEN/DINER 9'10" x 14'9" (3.0 x 4.5)

Fitted with a range of wall and base units and co-ordinating work tops, gas cooker point, sink and drainer with mixer tap, space for appliances. Ceiling light point, radiator, uPVC double glazed window uPVC sliding patio doors leading to the conservatory.

#### CONSERVATORY 8'10" x 7'6" (2.7 x 2.3)

UPVC double glazed

#### UTILITY 8'2" x 7'10" (2.5 x 2.4)

### FIRST FLOOR

#### BEDROOM ONE 8'6" x 14'9" (2.6 x 4.5)

Ceiling light point, radiator, uPVC double glazed windows.

#### BEDROOM TWO 8'2" x 8'10" (2.5 x 2.7)

Ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 8'2" x 5'6" (2.5 x 1.7)

Ceiling light point, radiator, uPVC double glazed window.

#### BATHROOM 6'2" x 5'10" (1.9 x 1.8)

Fitted with a three piece white suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c

### EXTERNALLY

To the front is off rod parking. There are garden to the front and rear which are predominantly laid to lawn.

## 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.

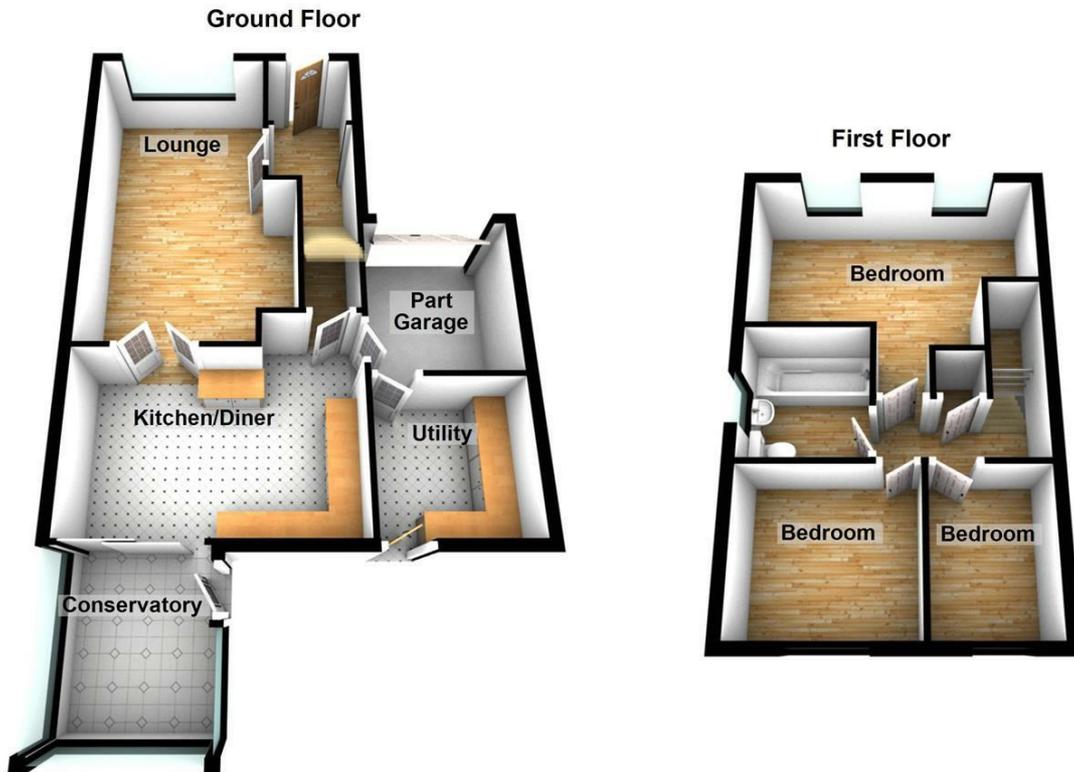
Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 2002/91/EC	

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



For illustrative purposes only. Not to scale. Dimensions are approximate  
Plan produced using PlanUp.

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Written quotations of credit terms available on request. A life assurance policy may be required