



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Benfleet Place, Longton, Stoke-On-Trent, ST3 2RU**

**Offers in the  
region of  
£110,000**

\* A WELL PRESENTED TWO BEDROOM END TOWN HOUSE \* SPACIOUS LOUNGE

\* KITCHEN/DINER \* CLOAKS

\* SHOWER ROOM \* PLENTY OF STORAGE

\* GARAGE AND GARDENS.

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

# Benfleet Place, Longton, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A well presented End Town House situated in a popular residential location and within easy access of the A50 Stoke - Derby link road, Hanley city centre, Longton town centre and the market towns of Uttoxeter and Leek. The accommodation comprises: Entrance hall, lounge, kitchen/diner, cloaks and the first floor two bedrooms and a shower room, additional benefits include uPVC double glazing and electric storage heater. Externally there are gardens to the front, side and rear.

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE 15'1" x 10'9" (4.6 x 3.3)

Ceiling light point, storage heater, uPVC double glazed window.

#### KITCHEN/DINER 18'0" x 7'10" (5.5 x 2.4)

Fitted with a range of wall and base units and co-ordinating work tops, electric cooker point, space for appliances. Ceiling light point, storage heater, storage cupboards, uPVC double glazed window.

### FIRST FLOOR

#### BEDROOM ONE 18'0" x 10'9" (5.5 x 3.3)

Ceiling light point, storage heater, uPVC double glazed window.

#### BEDROOM TWO 11'5" x 9'6" (3.5 x 2.9)

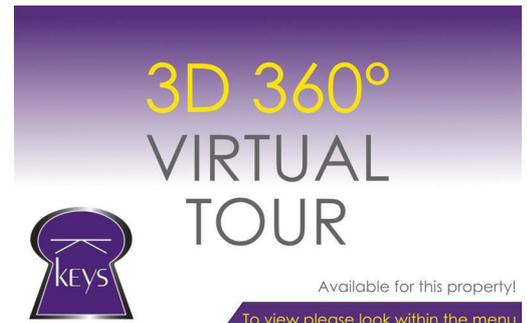
Ceiling light point, storage heater, uPVC double glazed window.

#### SHOWER ROOM 5'10" x 4'7" (1.8 x 1.4)

Fitted with a two piece suite comprises: separate shower, pedestal wash hand basin. Ceiling light point. There is also a separate W.C.

### EXTERNALLY

Garden to the front side and rear which are mainly laid to lawn. There is a detached garage with power and lighting.



Available for this property!

To view please look within the menu.



# Benfleet Place, Longton, Stoke-On-Trent,

## GENERAL INFORMATION

### Services

We believe all are available.

### Viewing

Strictly by appointment with the agents. 01782 399911.

### 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. Services  
We believe all are available.

### Tenure

Assumed to be freehold.

## 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 399911. **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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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