



ESTATE AGENTS

... the key to a successful move



Bailey Road, Blurton, Stoke-On-Trent, ST3 2DL

**Offers in excess
of £180,000**

- * A FANTASTIC TWO BEDROOM SEMI DETACHED HOUSE
- * SPACIOUS PROPERTY THROUGHOUT
- * MODERN OPEN PLAN LIVING SPACE
- * SHOWER ROOM AND CLOAKS
- * DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING

w: www.keysestateagents.co.uk

Bailey Road, Blurton, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

WOW, if your looking for a beautiful property that oozes style and sophistication, then stop your house hunting now! This spacious family home has got it all. Boasting a modern open plan lounge, kitchen/diner, conservatory and cloaks. To the first floor are two double bedrooms and a shower room. Externally there is off road parking leading to a detached garage and to the rear is an enclosed garden. Located close to schools and local amenities, but for those that commute there is a huge benefit of quick access to major link roads. GET YOUR VIEWING BOOKED NOW!

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE KITCHEN/DINER 25'5" x 13'3" (7.75 x 4.04)

LOUNGE

Spot lights, radiator, T.V. aerial point, uPVC double glazed window.

KITCHEN/DINER

Fitted with a range of wall and base units and co-ordinating work tops, built in single electric oven, four ring hob, sink and drainer. Spot lights, radiator, uPVC Bi Fold patio doors leading to the conservatory.

CONSERVATORY

UPVC double glazed.

CLOAKS

Fitted with a two piece white suite comprises: low level w.c. wash hand basin set in vanity unit.

FIRST FLOOR

BEDROOM ONE 14'0" x 16'7" (4.29 x 5.06)

Ceiling light point, radiator, uPVC double glazed window

BEDROOM TWO 9'10" x 9'4" (3.01 x 2.86)

Ceiling light point, radiator, uPVC double glazed window

SHOWER ROOM 8'7" x 6'8" (2.64 x 2.04)

Fitted with a three piece white suite comprises: separate shower enclosure, back to wall w.c. pedestal wash hand basin, ceiling light point, radiator, uPVC double glazed window.

EXTERNALLY

To the front of the property there is off road parking leading to a carport and detached garage. To the rear is an enclosed rear garden with a large patio seating area.



Bailey Road, Blurton, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

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.

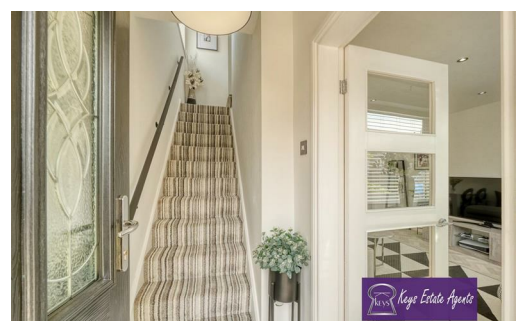
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.


Subject to contract. Vacant possession on completion.


MORTGAGE ADVICE

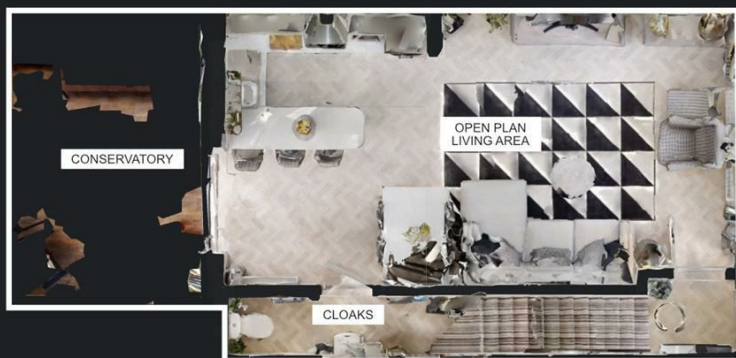
Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Ground Floor



First Floor

Bailey Road, Blurton FLOOR PLAN



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