



# ESTATE AGENTS

*... the key to a successful move*



**Long Row, Caverswall, Stoke-On-Trent, Staffordshire, ST11 9EJ**

**£69,950**

Keys Estate Agents are now in receipt of an offer for the sum of £72,000 for 8 Long Row, Caverswall, ST11 9EJ. Anyone wishing to place an offer on this property should contact Keys Estate Agents on 01782 399911 before exchange of contracts

\* END TERRACED COTTAGE

\* LOOKING FOR A PROJECT

\* GREAT LOCATION

# Long Row, Caverswall, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Looking for a bit of a project? then this could be for you, a One Bedroom End Terraced Cottage in the beautiful village of Caverswall surround by lovely countryside. The location is superb with a real sense of community, outstanding primary school and a local pub! The accommodation comprises: Lounge, kitchen, sitting room and to the first floor there is one bedroom, sun room and a shower room. Externally there is a front garden. Additional benefit include uPVC double glazing.

### GROUND FLOOR

#### LOUNGE 11'1" x 12'1" (3.38 x 3.69)

Feature fire surround, uPVC double glazed window, uPVC exterior door.

#### KITCHEN 6'5" x 12'1" (1.97 x 3.69)

Fitted with a range of wall and base units, uPVC double glazed window.

#### SITTING ROOM 9'3" x 7'5" (2.84 x 2.27)

UPVC exterior door, uPVC exterior window.

### FIRST FLOOR

#### BEDROOM ONE 11'0" x 12'2" (3.37 x 3.71)

UPVC double glazed window.

#### SUNROOM 10'1" x 8'0" (3.08 x 2.44)

#### SHOWER ROOM 7'1" x 8'3" (2.17 x 2.52)

Fitted with a three piece white suite comprises: separate shower enclosure, low level w.c. wash hand basin.

### EXTERNALLY

There is a front garden.

### GENERAL INFORMATION

#### Services

We believe all are available.

#### Tenure

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.

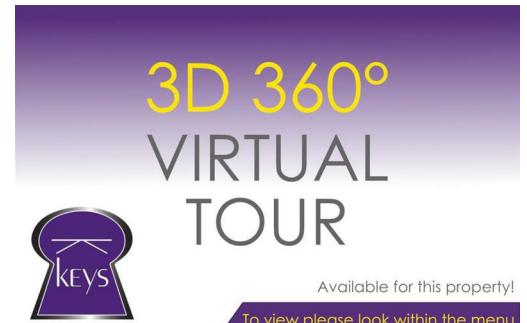
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required 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.

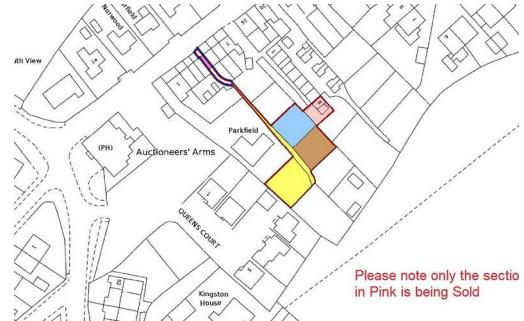
### MORTGAGE ADVICE

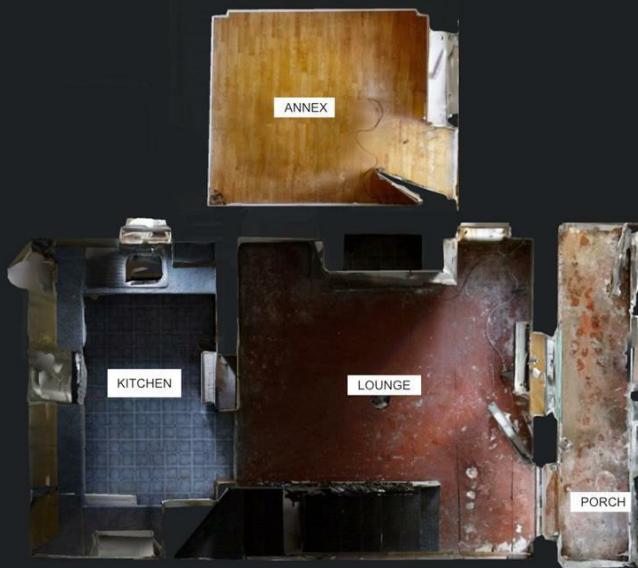
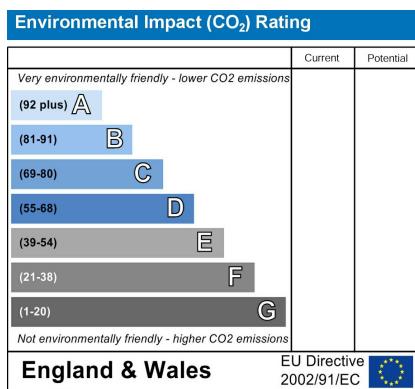
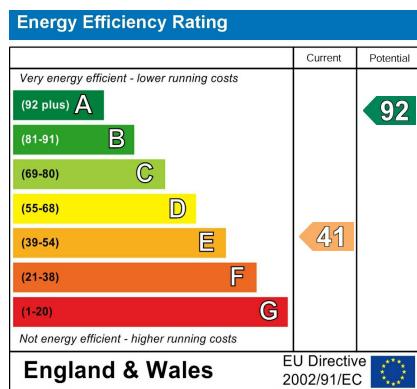
Independent Mortgage Advice with 100's of lenders to choose from.



# Long Row, Caverswall, Stoke-On-Trent,

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.





Ground Floor



First Floor

## Long Row, Caverswall 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 purchases 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