KEYS ESTATE AGENTS

... the key to a successful move



Eastbourne Road, Hanley, Stoke-On-Trent, ST1 6RA

Offers in the region of £110,000

* Requires Some Selective Updating

* Blank Canvas to Put Your Own Stamp On

* Popular Residential Location

* Excellent Commuter Routes

Eastbourne Road, Hanley, Stoke-On-Trent, ST1 6RA

ACCOMMODATION

Keys Estate Agents are pleased to offer this Two bedroom Mid-terraced House on Eastbourne Road. Requiring some selective updating this property benefits from being situated at the heart of the popular and sought after residential area of Northwood on the outskirts of Hanley town centre and boasting wonderful views of parkland to the front. This is a fantastic affordable home for first time buyers or an ideal opportunity for landlords or investors. In brief the property compromises: Two reception rooms, kitchen, bathroom and to the first floor two double bedrooms, outside benefits from a fore-courted frontage and a yard and rear garden area.

DESCRIPTION

GROUND FLOOR

FRONT RECEPTION 14'1" x 10'9" (4.3m x 3.3m)

Coving to the ceiling, radiator, ceiling light point, Double glazed bay window with front aspect



REAR RECEPTION 13'5" x 10'9" (4.1m x 3.3m)

Ceiling light point, radiator, door leading to staircase, double glazed window with rear aspect.



KITCHEN 11'5" x 6'6" (3.5m x 2m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring, double glazed window and door. Recess housing central heating boiler, door to bathroom



BATHROOM 8'10" x 6'6" (2.7m x 2m)

Fitted with a three piece white suite that would benefit from updating. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring, double glazed window



FIRST FLOOR

FRONT BEDROOM 11'5" x 10'9" (3.5m x 3.3m)

Ceiling light point, radiator, double glazed window

Eastbourne Road, Hanley, Stoke-On-Trent, ST1 6RA



REAR BEDROOM 11'9" x 10'9" (3.6m x 3.3m)
Ceiling light point, radiator, double glazed window



OUTSIDE
There is a fore-courted area to the front of the property and a yard and garden to the rear.



GENERAL INFORMATION
Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services
We believe all are available.

Tenure
Assumed to be freehold.

Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 345645) 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.

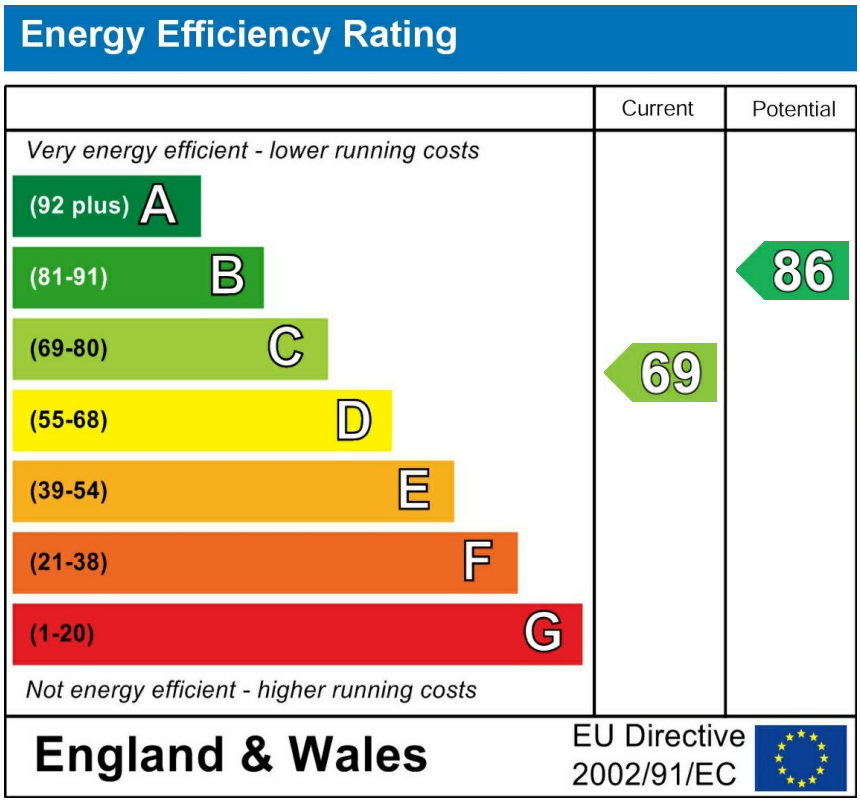
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required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

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation







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.

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

K025 Printed by Ravensworth Digital 0191 2303553