



# ESTATE AGENTS

*... the key to a successful move*



Keys Estate Agents

**Dividy Road, Bucknall, Stoke-On-Trent, ST2 9JQ**

**Offers in excess  
of £175,000**

- \* Spacious Family Home
- \* Excellent Commuting Links
- \* Very Well Maintained
- \* Popular Residential Location

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



# Dividy Road, Bucknall, Stoke-On-Trent, ST2 9JQ

## ACCOMMODATION

### DESCRIPTION

This mature Semi Detached House is certainly one not to be missed and must be viewed to appreciate the attention to detail. Beautifully presented throughout this three-bedroom family provides ample all around space both inside and out and is situated in a popular residential location with easy access to Hanley town centre, Festival Retail Park and a road network linking all parts of the city and beyond. The ground floor accommodation comprises a welcoming entrance hallway, spacious lounge, open plan kitchen and dining space, with upstairs offering three bedrooms and a family bathroom.

### GROUND FLOOR

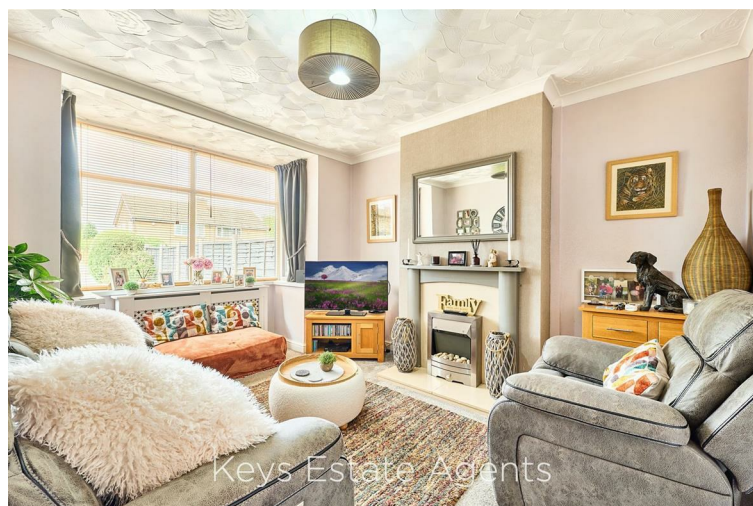
#### ENTRANCE HALL

Open porch leading to uPVC double glazed exterior door which opens into a spacious hallway with a ceiling light point, radiator with cover, coving to the ceiling, stairs to the first floor landing.



#### LOUNGE 14'5" x 10'9" (4.4m x 3.3m)

Coving to the ceiling, feature fire surround housing a pebble effect electric fire, ceiling light point, radiator with cover, uPVC double glazed boxed bay window



#### KITCHEN/DINER 16'4" x 8'6" (5m x 2.6m)



#### Kitchen Area

Fitted with a range of wall and base units with co-ordinating worktops, built in oven and microwave, four burner gas hob and extractor, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling light point, tiled splash back, laminate wood effect flooring, uPVC double glazed window, UPVC double glazed exterior door.



#### Dining Area

Ceiling light point, laminate wood effect flooring, two storage cupboards, uPVC double glazed window





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## FIRST FLOOR

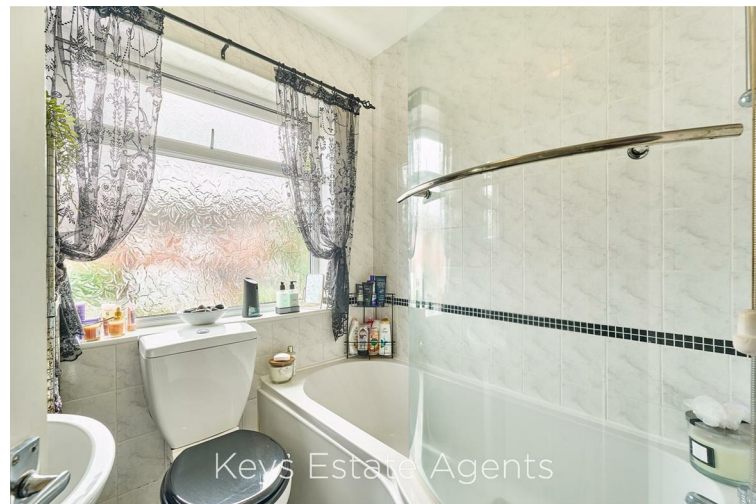
### BEDROOM ONE 14'5" x 10'9" (4.4m x 3.3m)

Spacious master bedroom with coving to the ceiling, radiator, ceiling light point, uPVC double glazed boxed bay window with front aspect



### BATHROOM 5'6" x 5'2" (1.7m x 1.6m)

Fitted with a three piece white bathroom suite comprises: panelled 'P' shaped bath with over bath shower and screen, pedestal wash hand basin, low level w.c. Ceiling light point, fully wall tiled, tile effect laminate flooring, uPVC double glazed window



### BEDROOM TWO 10'9" x 8'6" (3.3m x 2.6m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with rear aspect



### BEDROOM THREE 8'6" x 5'10" (2.6m x 1.8m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with front aspect

## OUTSIDE

The exterior of the home offers ample off road parking while the private rear has a patio area, raised flower beds and a block paved path.



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## 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





## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>72</b>                  | <b>79</b>                                                                           |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

For illustration purposes only. Do not scale.



Ground Floor



First Floor

65 Dividy Road, Bucknall FLOOR PLAN



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