

10 SYTCHMILL WAY, STOKE-ON-TRENT, ST6 4GA

GUIDE PRICE £46,000

A three-bedroom semi-detached property situated on Sytchmill Way, available on a shared ownership basis.

The accommodation comprises a good-sized entrance hall providing access to the kitchen and a ground floor W.C., which can also be used as a cloakroom. To the rear of the property is the living/dining room with French doors opening onto the garden.

To the first floor there are three bedrooms and a family bathroom.

Externally, the property has an enclosed rear garden. Parking for two vehicles is located to the rear, positioned behind the garden fence.

The property has approximately 89 years remaining on the lease. The current monthly charge is £308, which includes rent on the remaining share, service charges, buildings insurance and ground rent.

The property is offered on a shared ownership basis through Midland Heart. An application form is required and can be provided upon request. Further details regarding the share available and eligibility criteria are available on enquiry.

Council Borough: Stoke-On-Trent
Council Tax Band: B
Tenure: Leasehold

Ground Floor

Entrance Hall
6'8" x 11'10" (2.054 x 3.626)

W.C.
3'7" x 7'3" (1.107 x 2.223)

















Kitchen
7'3" x 7'11" (2.221 x 2.415)

Living and Reception Room
10'7" x 14'4" (3.232 x 4.381)

First Floor

Bedroom One
7'2" x 11'4" (2.185 x 3.466)

Bedroom Two
7'1" x 9'11" (2.173 x 3.024)

Bedroom Three
6'7" x 6'10" (2.026 x 2.094)

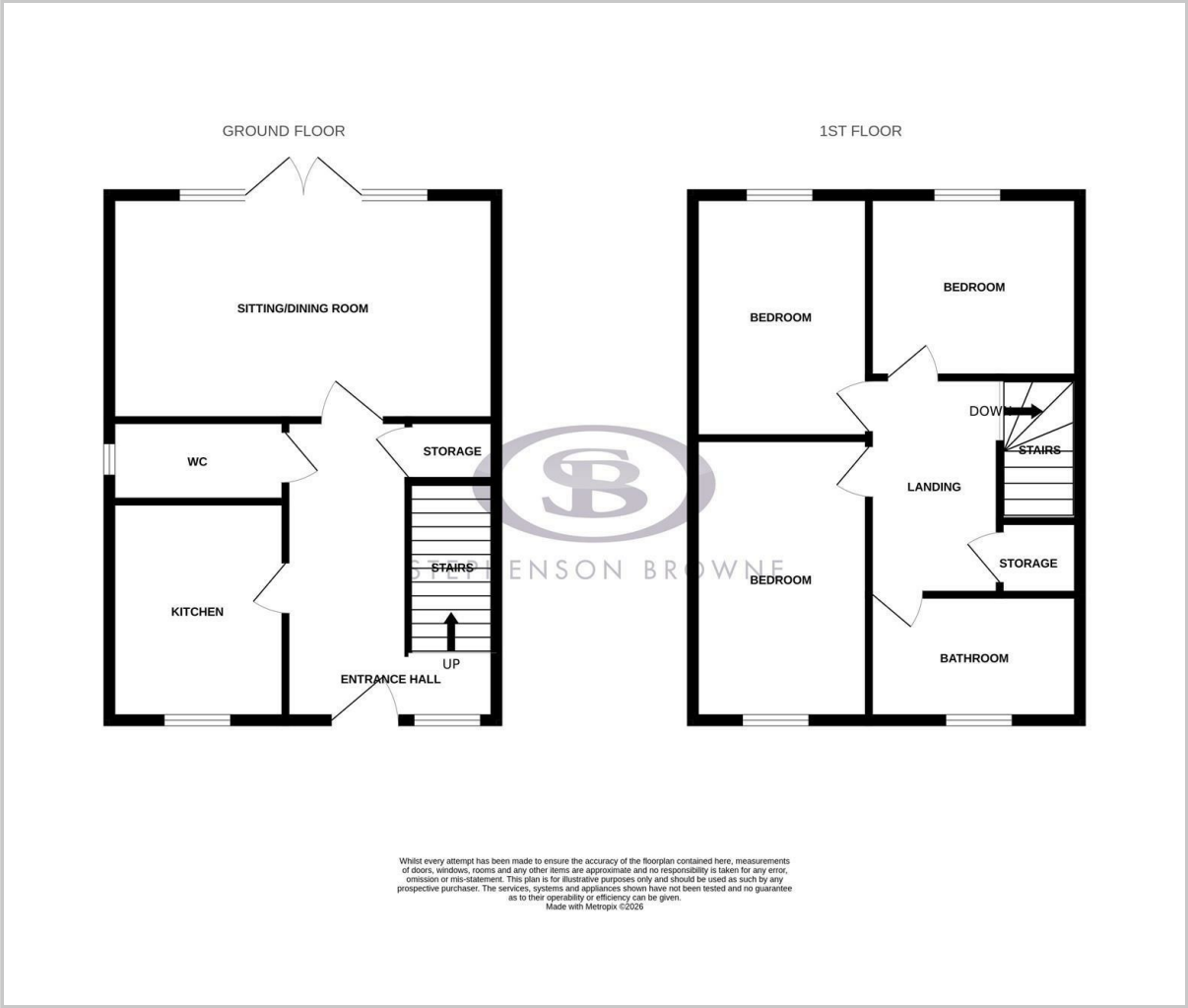
Bathroom
5'6" x 6'10" (1.680 x 2.105)

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



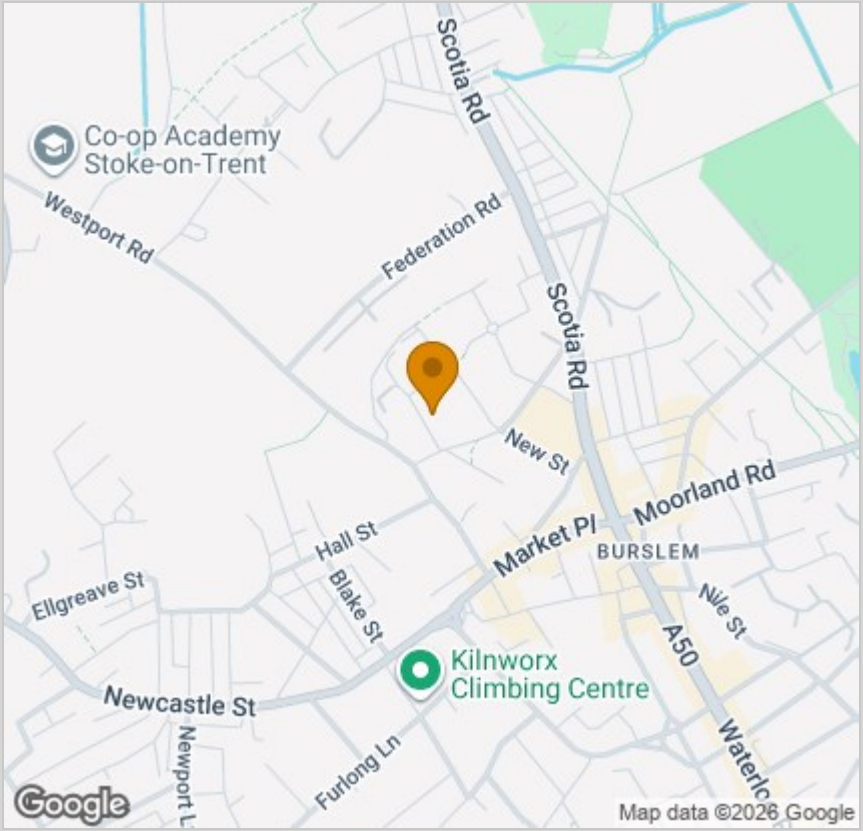


Floor Plan

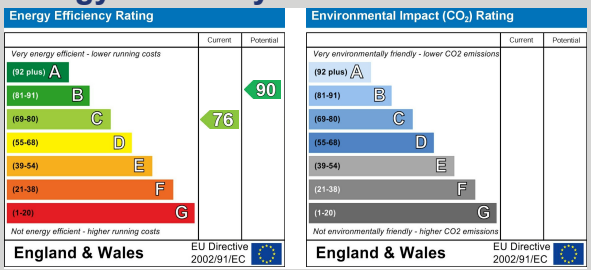


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Certificate



Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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