

**£89,000**

**22 Marriott Street, Fenton, ST4 3HR**



- MID TERRACED HOME
- TWO DOUBLE BEDROOMS
- ENTRANCE HALLWAY
- DOUBLE GLAZING
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- SMALL GARDEN AREA
- VIEWING ESSENTIAL!

A two-bedroom mid terraced home perfect for investors or first-time buyers! This property offers two reception rooms, entrance hallway, two double bedrooms, kitchen, ground floor bathroom and a small garden space to the rear. Being sold with the advantage of no onward chain! Call us now to book your viewing.

# 22 Marriott Street, Fenton, ST4 3HR

## HALLWAY

Central heating radiator, uPVC door, access to both reception rooms.

## RECEPTION ROOM

*12'0" x 11'6" (3.66m x 3.51m)*

Laminate flooring, uPVC double glazing.

## LOUNGE

*12'1" x 11'3" (3.68m x 3.43m)*

Fitted carpet, central heating radiator, uPVC double glazing. Under stair storage, access to stairs and through to kitchen & bathroom.

## KITCHEN

*9'9" x 6'7" (2.97m x 2.01m)*

Inset single drainer sink unit, a range of base and wall storage units. Gas central heating boiler, central heating radiator, working surfaces, ceramic tiling. Plumbing for washing machine. uPVC double glazing, and extra space through the walkway to the bathroom.

## BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, uPVC sealed unit double glazing, ceramic tiling to walls and floor.

## BEDROOM ONE

*12'1" x 11'2" (3.68m x 3.40m)*

Fitted carpet, uPVC double glazing, central heating radiator.

## BEDROOM TWO

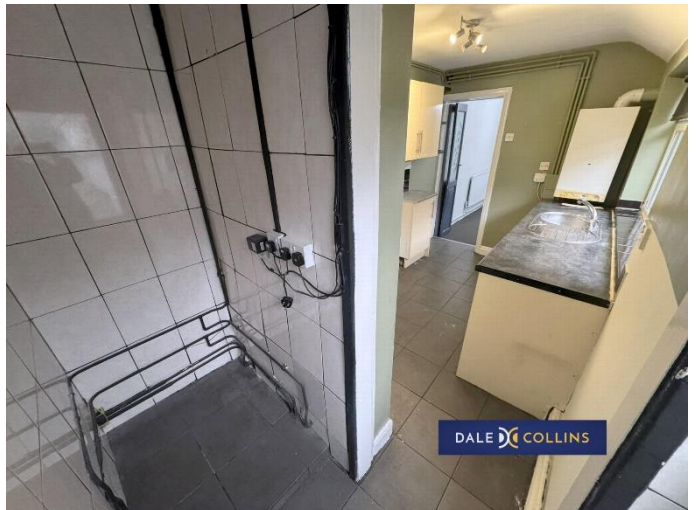
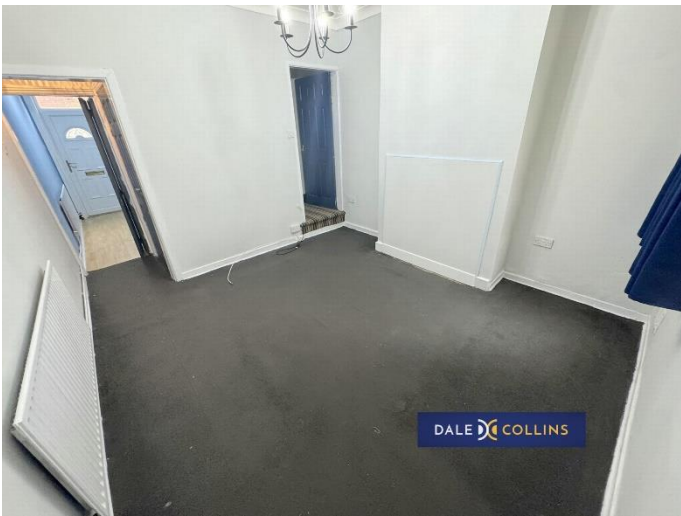
*11'4" x 11'2" (3.45m x 3.40m)*

Laminate flooring, uPVC double glazing, central heating radiator. Storage space.

## EXTERNALLY

Enclosed yard to rear of the property.



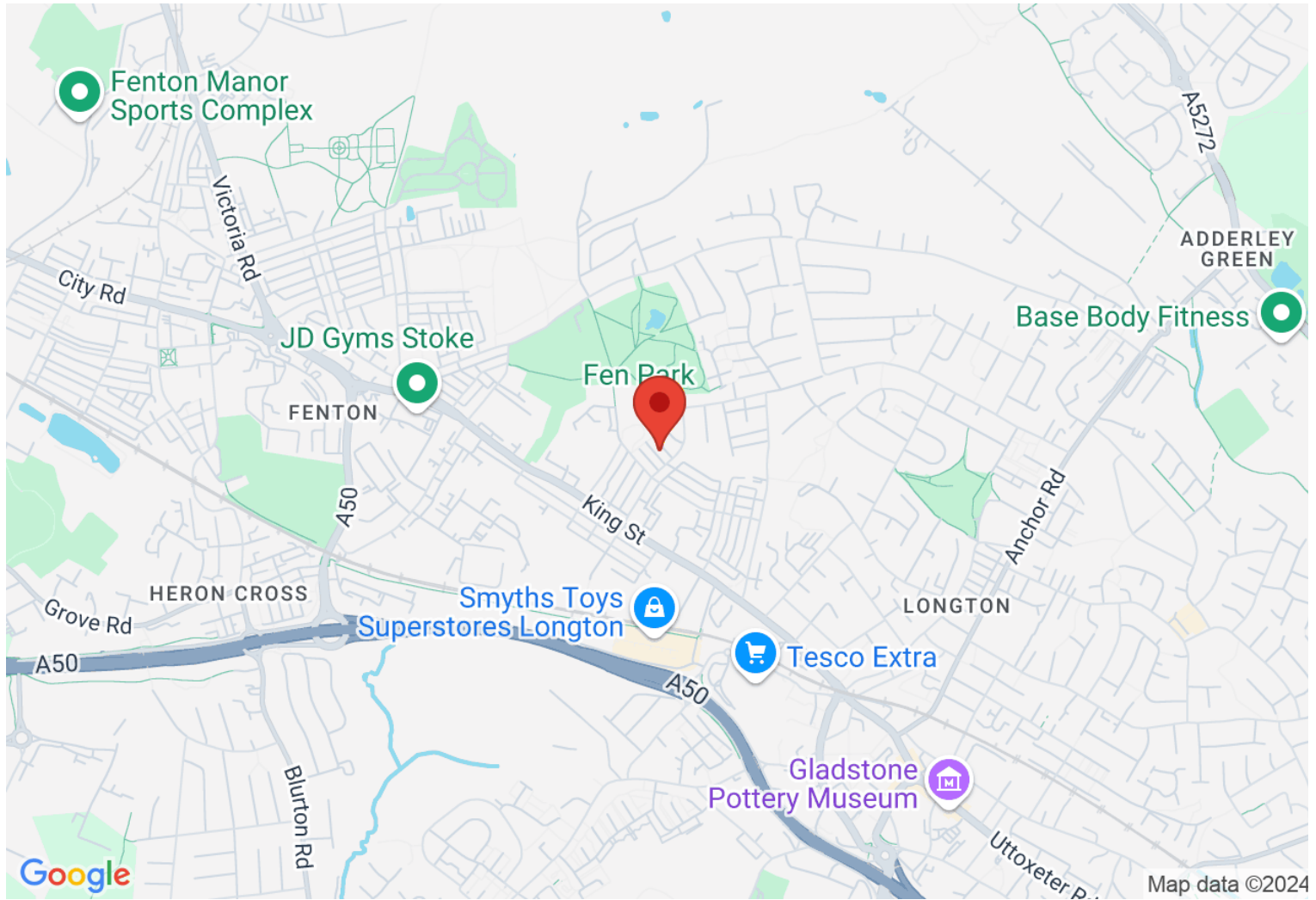








**Location: 22 Marriott Street, Fenton, ST4 3HR**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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