

£180,000

123 Vivian Road, Fenton



- TOWN HOUSE
- EXTENDED ACCOMMODATION
- TWO RECEPTION ROOMS

- UTILITY
- THREE BEDROOMS
- POPULAR LOCALITY

- LARGE DRIVEWAY
- GARAGE
- VIEWING ESSENTIAL!

A wonderful traditional end Town house in a lovely locality within walking distance of Fenton Park. The beautifully presented accommodation has been extended to provide generously proportioned rooms. Viewers will be pleased to note there are two reception rooms, kitchen, utility, three bedrooms and bathroom/WC. The home also features gas central heating and UPVC double glazing. Car owners will be pleased to note that there is a large driveway to the front and side leading to a detached garage. Viewing is highly recommended!

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HALLWAY

uPVC door, tiled floor.

LOUNGE

18'8" x 11'10" *narr to 8'0 (5.69m x 3.61m x 2.44m)*

Fitted carpet, uPVC double glazing, two central heating radiators.

DINING ROOM

12'10" x 12'5" *(3.91m x 3.78m)*

Laminate flooring, uPVC double glazing, central heating radiators.

KITCHEN

12'9" x 8'3" *(3.89m x 2.51m)*

Sink unit with cupboards below, base and wall storage units, working surfaces. Freestanding gas cooker, integrated fridge/freezer and dishwasher, uPVC double glazing.

UTILITY

6'10" x 6'8" *(2.08m x 2.03m)*

Plumbing for automatic washing machine, tiled floor, uPVC double glazed door to rear garden. Combi boiler, under stairs store.

LANDING

Fitted carpet, access to loft.

BEDROOM ONE

13'0" x 12'5" *(3.96m x 3.78m)*

Fitted carpet, uPVC double glazing, central heating radiator.

BEDROOM TWO

9'6" x 8'3" *(2.90m x 2.51m)*

Fitted carpet, uPVC double glazing, central heating radiator.

BEDROOM THREE

18'8" x 6'0" *(5.69m x 1.83m)*

Fitted carpet, uPVC double glazing, central heating radiator, fitted storage. This room has restricted head height.

BATHROOM/WC

6'6" x 5'1" *(1.98m x 1.55m)*

Panelled bath with shower over and screen, vanity wash hand basin, low level WC, Tiled walls, uPVC double glazing, central heating radiator.

EXTERNALLY

There is off road parking to the front of the property for several vehicles leading to a detached garage. Lovely enclosed rear garden featuring summerhouse, flower beds, established trees, outside tap, electric power socket and bin store.

GARAGE

21'9" x 8'0" *(6.63m x 2.44m)*

Up and over door, power supply, window and door to side.









Directions: ST4 3JG



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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