

**£105,000**

**82 Watkin Street, Fenton**



- **TRADITIONAL TERRACED HOME**
- **TWO RECEPTION ROOMS**
- **TWO DOUBLE BEDROOMS**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SOUGHT AFTER LOCALITY**
- **IDEAL FOR FTB OR BTL**
- **CLOSE TO AMENITIES**
- **VIEWING ESSENTIAL!**

A splendid traditional terraced home in a sought after locality close to Fenton Lido. The spacious and attractively presented accommodation features two reception rooms, kitchen, ground floor bathroom/WC and two double bedrooms on the first floor. The property is complemented by gas central heating and uPVC double glazing. In our opinion this property would represent an ideal starter home for first time buyers! At the rear is an enclosed garden. Call us to arrange a viewing.

# 82 Watkin Street, Fenton

### DINING ROOM

11'2" x 11'2" (3.40m x 3.40m)  
uPVC door, laminate flooring, uPVC double glazing, central heating radiator, fireplace.

### LOUNGE

11'2" x 11'11" (3.40m x 3.63m)  
Laminate flooring, central heating radiator, uPVC double glazing.

### KITCHEN

11'11" x 6'5" (3.63m x 1.96m)  
Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Plumbing for washing machine, tiled floor, central heating radiator, uPVC double glazing. Integrated gas hob, electric oven and extractor.

### REAR HALLWAY

uPVC door, store housing combi boiler.

### BATHROOM/WC

7'1" x 5'10" (2.16m x 1.78m)  
Panelled bath with shower over and screen, pedestal wash hand basin, low level WC, tiling to walls and floor, central heating radiator, uPVC double glazing.

### FIRST FLOOR

### LANDING

Fitted carpet.

### BEDROOM ONE

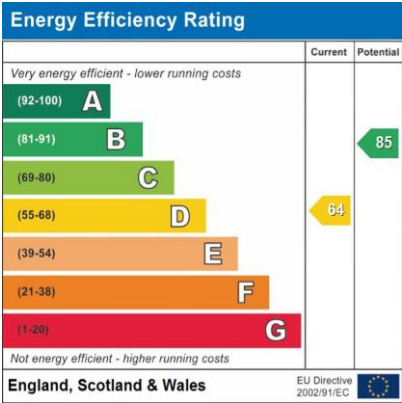
11'2" x 11'2" (3.40m x 3.40m)  
Fitted carpet, uPVC double glazing, central heating radiator, fitted wardrobe.

### BEDROOM TWO

11'2" x 11'11" (3.40m x 3.63m)  
Fitted carpet, uPVC double glazing, central heating radiator, store.

### EXTERNALLY

Enclosed garden to the rear.



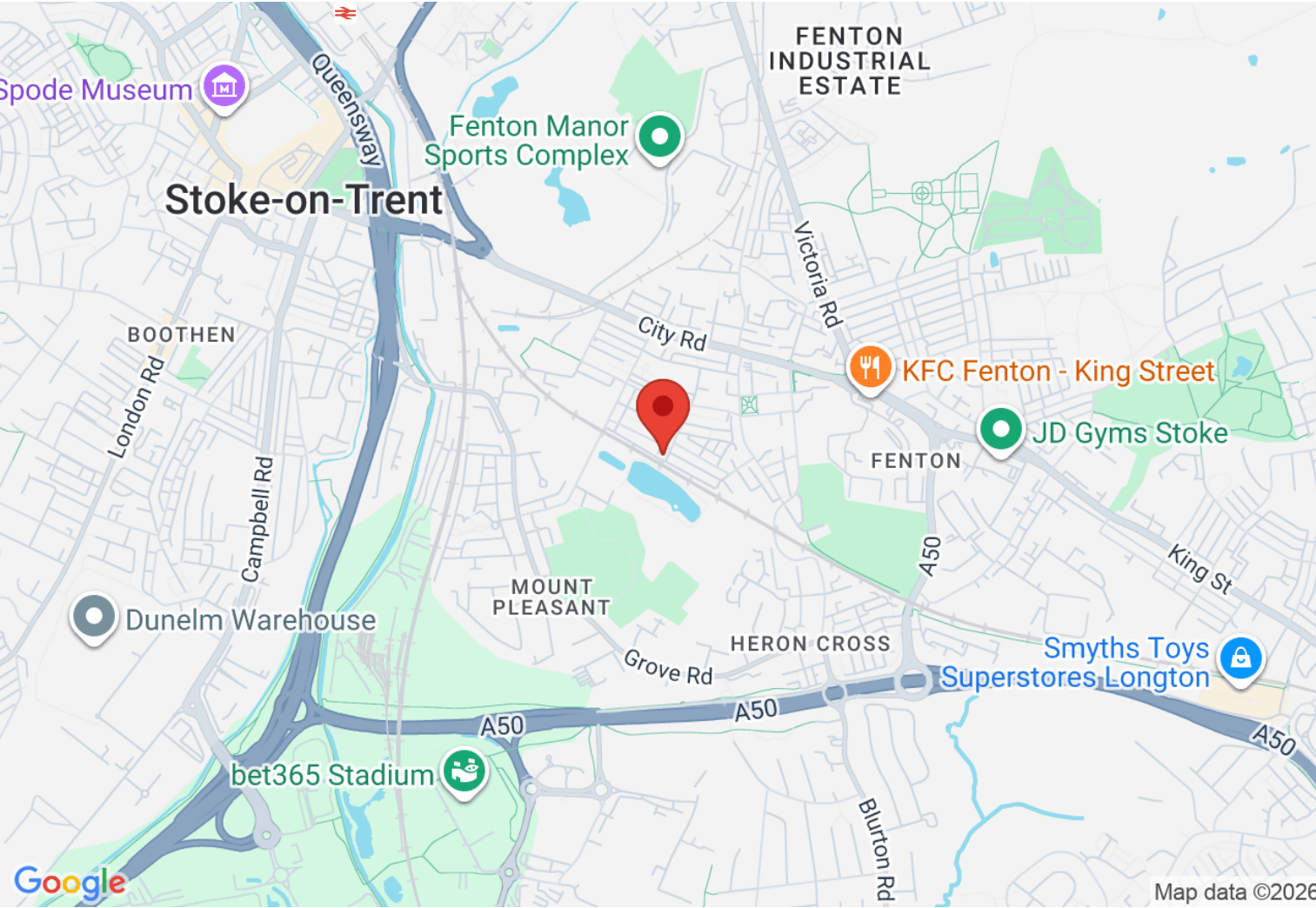








Location: ST4 4PG



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

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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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Written quotations available on request. All loans secured on property. Life assurance is usually required.