

£95,000

Fenpark Road, Fenton, ST4



- TERRACED HOUSE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM/WC
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCALITY
- NO UPWARD CHAIN!
- VIEWING ESSENTIAL!

A traditional terrace home in the popular locality of Fenton. This property represents an excellent investment opportunity but will also equally appeal to first time buyers. The smartly presented accommodation includes two reception rooms and two double bedrooms. The property benefits from gas central heating and double glazing. There is an enclosed garden yard to rear. To be sold with the advantage of immediate vacant possession which means there is no upward chain!

Fenpark Road, Fenton, ST4

FRONT RECEPTION ROOM

11'4" x 11'6" (3.45m x 3.51m)

uPVC double glazing, laminate flooring, central heating radiator.

REAR RECEPTION ROOM

11'9" x 11'5" (3.58m x 3.48m)

Fitted carpet, uPVC double glazing, fireplace with log burner, under stairs store.

KITCHEN

9'11" x 6'3" (3.02m x 1.91m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Freestanding electric cooker, vinyl flooring, uPVC double glazing.

FIRST FLOOR

LANDING

Fitted carpet.

BEDROOM ONE

11'4" x 11'6" (3.45m x 3.51m)

Fitted carpet, central heating radiator, uPVC double glazing.

BEDROOM TWO

11'9" x 8'6" (3.58m x 2.59m)

Fitted carpet, central heating radiator, uPVC double glazing, store with access to loft.

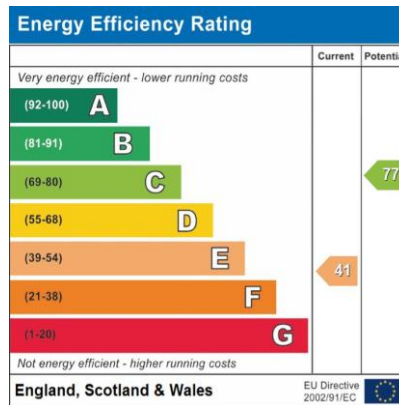
BATHROOM/WC

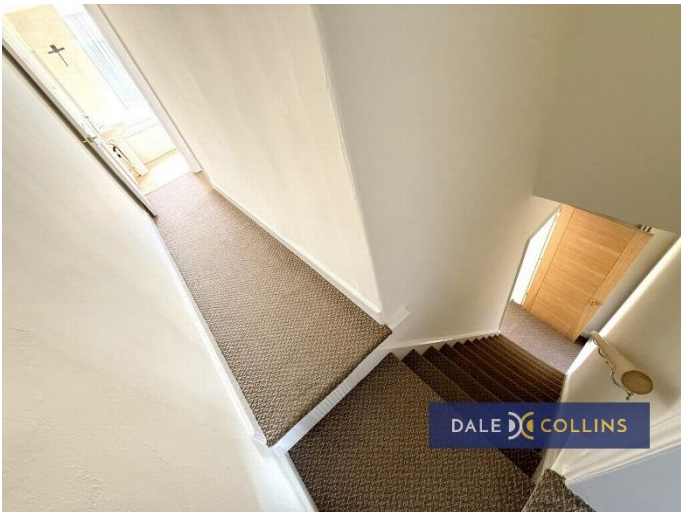
7'7" x 6'4" (2.31m x 1.93m)

Panelled bath with shower over and screen, low level WC, pedestal wash hand basin, uPVC double glazing, central heating radiator, store housing combi boiler.

EXTERNALLY

Enclosed yard to the rear.







Directions

Location



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

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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