Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



2 Minerva Road, Fenton, Stoke-On-Trent, ST4 3LE

£160,000

- Well Presented!
- Two Bedrooms
- Stunning Living Room With Media Wall
- Fitted Kitchen
- White Bathroom Suite
- Loft Room
- Off Road Parking
- Artificial Lawn To Rear

Situated on Minerva Road, this attractive two-bedroom semi-detached home offers well-presented accommodation with a number of appealing features, making it an excellent choice for a range of buyers!

The property boasts a stunning living room, centred around an impressive feature media wall with an electric fire, creating a stylish and welcoming space to relax and entertain.

The practical kitchen provides everything needed for day-to-day living, while to the first floor are two comfortable bedrooms and a spacious, fully tiled bathroom.

A particularly useful addition is the loft room, which is currently utilised as an office and provides valuable additional storage space. This versatile area could suit a variety of needs.

Overall, this is a fantastic opportunity to purchase a well-presented two-bedroom semi-detached property offering stylish living accommodation, useful additional space and excellent versatility!

Call or e-mail us today to arrange your viewing!





GROUND FLOOR

ENTRANCE HALL
Composite front door. Vinyl flooring. Feature radiator. Storage area. Timber rear door.

LIVING ROOM
16'10 max, 10'9 min x 9'8 (5.13m max, 3.28m min x 2.95m)
Tile effect flooring. UPVC double glazed window and UPVC double glazed doors into the garden. Radiator. Media wall with electric fire.

KITCHEN
10'11 x 10'8 (3.33m x 3.25m)
Two UPVC double glazed windows. Laminate flooring. Radiator. Range of wall cupboards, base units and storage shelves.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window. Stairs to the loft room.

BEDROOM ONE
10'11 x 10'6 (3.33m x 3.20m)
Laminate flooring. Two UPVC double glazed windows. Storage area with Baxi combi boiler.

BEDROOM TWO
9'9 x 9'4 (2.97m x 2.84m)
Laminate flooring. Radiator. UPVC double glazed window.

BATHROOM
7'10 x 6'10 (2.39m x 2.08m)
Vinyl flooring. Radiator. Tiled walls. UPVC double glazed window. Bath with shower over, wash basin and wc.

LOFT ROOM
10'7 x 7'6 (3.23m x 2.29m)
Restricted head height and currently used as office space. Velux Window. Fitted carpet. Radiator.

OUTSIDE
There's a driveway to the front of the property providing off road parking.

The rear garden has an artificial lawn and decking area and a block paved area to the side.








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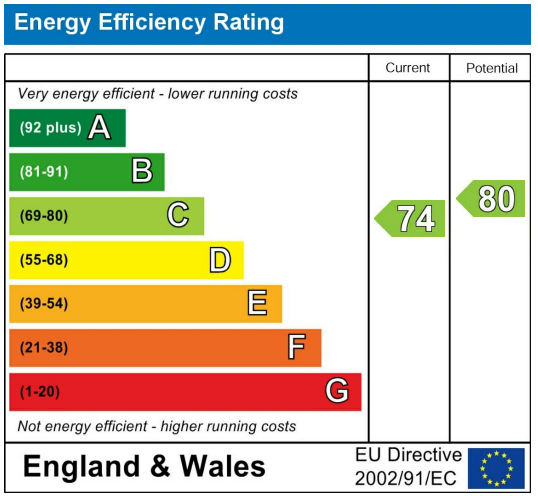

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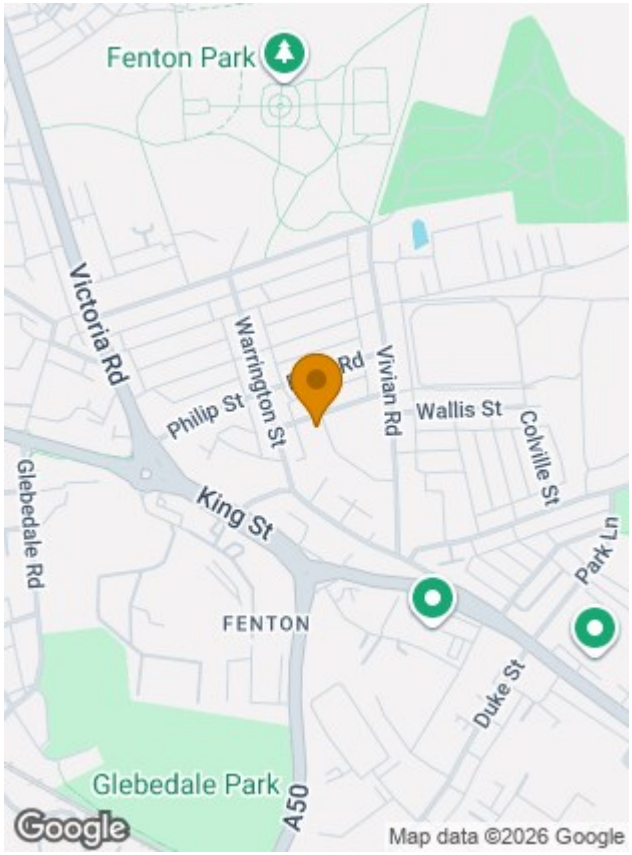

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
80
England & Wales
EU Directive 2002/91/EC


Fenton Park
Victoria Rd
Warrington St
Philip St
Rd
Vivian Rd
Wallis St
Colville St
King St
Glebedale Rd
Park Ln
FENTON
Duke St
Glebedale Park
A50
Google
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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