

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Hulse Street, Fenpark, Stoke-On-Trent, ST4 2PD

£167,500

- Two Bedrooms
- Shower Room
- Combi Boiler
- Off Road Parking
- No Chain!
- Popular Location
- Garage
- Scenic Views

Offered for sale with no onward chain, this two-bedroom semi-detached home on Hulse Street, Fenton, presents an excellent opportunity for first-time buyers, downsizers or investors alike!

The property offers comfortable and practical accommodation, with the added benefits of gas central heating via a combination boiler and off-road parking to the front.

To the rear is a pleasant garden providing an enjoyable outdoor space, with the added attraction of lovely views across Fenpark and Sammies Pool. The setting offers a peaceful outlook while remaining conveniently positioned for local amenities, schools and transport links.

Combining a popular location, useful external features and the significant advantage of no onward chain, this property is sure to appeal to a wide range of purchasers.

Call us today to arrange your viewing!



GROUND FLOOR

KITCHEN

11'4 x 10'7 (3.45m x 3.23m)

Composite entrance door and rear door. Tiled flooring. UPVC double glazed window. Range of wall cupboards and base units with an integrated oven, hob and dishwasher.

LIVING ROOM

15'10 x 10'7 (4.83m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard. Access to the loft which houses the combo boiler (serviced annually).

BEDROOM ONE

9'9 x 8'7 to face of wardrobes (2.97m x 2.62m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

8'4 to face of wardrobes x 7'10 (2.54m to face of wardrobes x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

SHOWER ROOM

9'5 x 4'9 (2.87m x 1.45m)

Vinyl flooring. Radiator. UPVC double glazed window. Walk in shower, wash basin and wc. Tiled walls.

OUTSIDE

The rear garden has an Indian Stone patio and lawn.

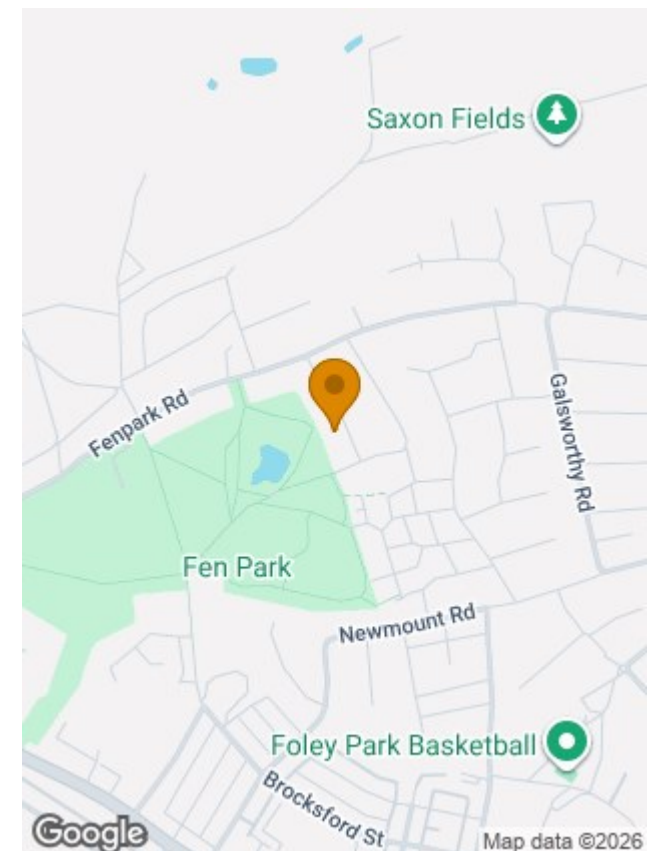
To the front of the house is a lawn and a tarmac driveway for off road parking which leads to timber gates and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

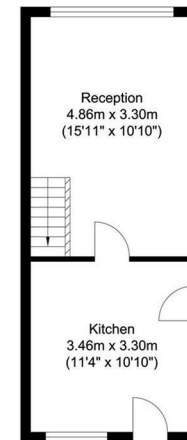
Tenure - Freehold

Council Tax Band - A

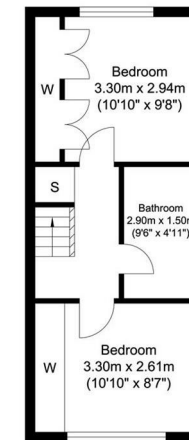


PLEASE NOTE

- * 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 need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- 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 £100 (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 £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

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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