

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Fenpark Road, Fenton, Stoke-On-Trent, ST4 3JT

£125,000

- An End Terraced House
- Two Reception Rooms
- New Fitted Kitchen With Appliances
- No Chain!
- Two Bedrooms
- Beautifully Presented
- White Bathroom Suite
- Convenient Location

A superb, fully refurbished two-bedroom terraced house, beautifully presented throughout and offered for sale with the added advantage of no onward chain.

Ready to move straight into, this impressive property has undergone an extensive programme of improvements including fresh decoration, new flooring and new UPVC double glazing throughout.

A particular highlight is the brand-new fitted kitchen, complete with integrated oven, hob, washing machine and dishwasher. The ground-floor bathroom features a modern white suite, tiled walls and a shower over the bath, while upstairs you will find two generous double bedrooms.

Further benefits include gas central heating and a fresh, contemporary finish throughout, making this an ideal choice for first-time buyers, downsizers or investors looking for a property requiring no immediate work.

Stylish, refurbished and chain-free – this is a property that really does need to be viewed to be fully appreciated. Contact us today to arrange your viewing!



GROUND FLOOR

SITTING ROOM

11'4" x 10'2" (3.45 x 3.10)

Fitted carpet. Radiator. Upvc double glazed front door and window. Feature white fireplace surround with Living Flame effect electric fire.

LIVING ROOM

12'0" x 11'5" (3.66 x 3.48)

Fitted carpet. Radiator. Upvc double glazed window. Understairs store. Stairs to first floor.

FULLY FITTED KITCHEN

10'3" x 6'4" (3.12 x 1.93)

Excellent range of wall cupboards and base units with a pale timber effect finish and complete with integrated electric hob, stainless steel hood, under oven and washer dryer. Gas combi boiler for central heating and hot water. Upvc double glazed window with fitted venetian blind.

REAR HALL

Upvc double glazed rear door. Storage cupboard.

BATHROOM/WC

6'0" x 5'0" (1.83 x 1.52)

White suite. Stainless steel central heated towel rail. Upvc double glazed window. Tiled walls. Extractor.

FIRST FLOOR

SMALL LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'4" x 10'1" (3.45 x 3.07)

Fitted carpet. Radiator. Upvc double glazed window.

BEDROOM TWO

12'0" x 11'5" (3.66 x 3.48)

Fitted carpet. Radiator. Upvc double glazed window. Walk in wardrobe/storage cupboard.

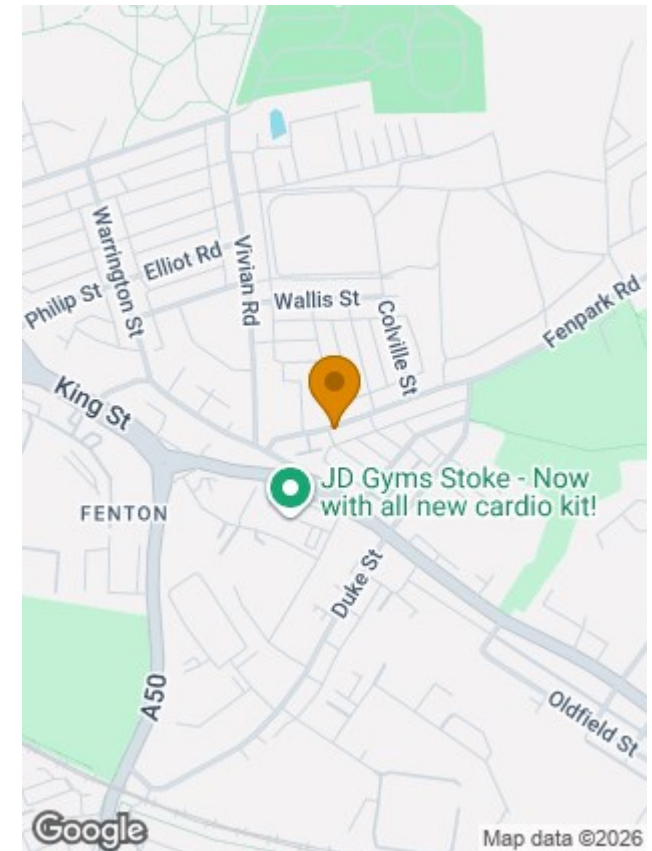
OUTSIDE

Paved rear yard with decked area.





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		
England & Wales		EU Directive 2002/91/EC 



MATERIAL INFORMATION

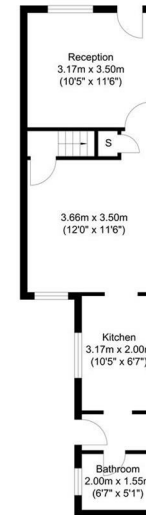
Tenure - Freehold

Council Tax Band - A

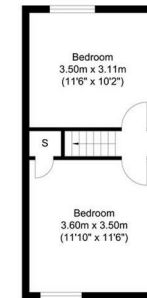


PLEASE NOTE

- * 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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