

231 Whieldon Road, Fenton, Stoke-On-Trent, Staffordshire, ST4 4JT

FOLLWELLS



- Ideal for cash buyers - Class 3 Red Ash
- Off Road Parking
- Enclosed Rear Garden
- Open Plan Lounge & Dining Room
- Convenient Location
- Excellent Buy to Let Property
- No Upward Chain

3  1  1 

Asking Price

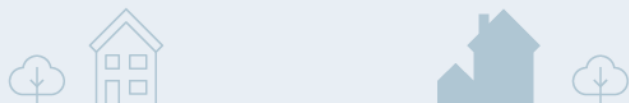
£125,000

follwells.co.uk

email@follwells.co.uk

01782 615530



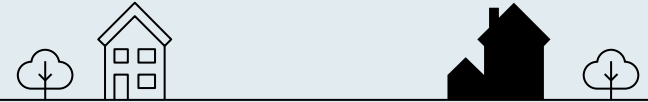


Ideal for cash buyers due to class 3 sulphate reading from floor sample. The price of this house has been reduced by £25,000 to reflect the need for remedial works. It presents a great buy to let opportunity being a traditional three bedroom semi-detached house in a popular and convenient location and with the benefit of off road parking and an enclosed rear garden.

The property has been owned by the same family for a long time having been well maintained. However, it would be fair to say that the property is ready for general cosmetic modernisation. The front door of the house leads into a reception hall with stairs up to the first floor. An open plan lounge and dining room provides a homely family living space with windows to front and rear elevations. The ground floor accommodation is completed with a modest kitchen with external door to the side.

To the first floor there are three well proportioned bedrooms and a family bathroom which is fitted with a white suite and has an airing cupboard housing a modern condensing combi boiler. Externally the property is approached over a shared access driveway which widens providing off road parking down the side of the house and leading to a detached garage.





There are currently low maintenance gardens to the front and rear, the front garden consisting of an area covered with bark chippings surrounding by shrub borders. The front garden could easily be altered to create additional off road parking space. The rear garden is set out with low maintenance decorative gravel and shrub borders surrounded by timber panel fencing.

Whieldon Road is conveniently located within Stoke-on-Trent being opposite the Mount Pleasant Recreation Ground and with excellent transport links via the A500, A50 and Stoke Railway Station, all of which are less than a mile from the property. Further nearby amenities include primary school, convenience stores and sports club.

The property is offered with no upward chain.



IMPORTANT INFORMATION

All Mains Services Connected

uPVC Double Glazing

Gas Central Heating

Council Tax Band 'B'

EPC Rating 'C'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

