



**Galsworthy Road, Fenton, Stoke-on-Trent**  
**OIRO £140,000**



**Freehold | EPC rating: D**

- No Chain Sale
- 2 Double Bedrooms
- Family Home

- Popular Location
- Investment Property
- Driveway and Garage

**BELVOIR!**

Property is personal

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## Description

**\*\*\*NO CHAIN SALE\*\*\*** Come take a look at this **Two Bedroom family home** in the popular **residential area** of Sandford Hill. With a choice of **Ofstead rated Good primary schools** just a short walk away and a range of amenities just around the corner this property would make for the **perfect First Home** or **Investment Property**.

With a drive, carport and garage there is ample room for **multiple vehicles** and with a little scope for improvement you really could create your dream family home here.

UPVC double glazing, gas central heating and radiators throughout.

Please see our 360 virtual tour and call to book an in person viewing.

Council tax band: B (Stoke on Trent City Council), Tenure: Freehold, EPC Rating: D

## Photographs



## Rooms

### Front Garden

To the front and right hand side of the property you will find a low maintenance largely slabbed garden/driveway with brick walls and timber fences to the boundaries. Large enough for multiple vehicles and partly covered with a carport which also makes for a useful sheltered patio area.

### Porch - 1.04 x 3.02m

Access the property via the rear porch adjacent to the carport. This versatile and extremely useful space creates the perfect home for the storage of coats and shoes and even some house hold appliances if required.

### Kitchen - 3.55 x 3.23m

On into the kitchen you'll find a range of white wall and base units, ample work surfaces. There's an integrated cooker, grill and four ring hob, a sink with a mixer tap and still room for a table and chairs. A tiled floor and tiled walls finished this brightly light room benefiting also from dual aspect windows and a part glazed external door.

### Living Room - 4.78 x 3.30m

Through now into the bay fronted living room big enough for a range of furniture and layout options. A papered feature wall and carpet underfoot finish the space and a handy storage cupboard under the stairs offers further storage options.

### Stairs and Landing - 2.98 x 1.71m

Clean and bright white painted walls invite you to the first floor via the carpeted stairs and where feature wallpaper finishes the walls of the landing.

### Front Bedroom - 2.97 x 3.24m

A good sized double bedroom equipped with an array of fitted furniture leaving absolutely nothing wanting in terms of storage. Tasteful light decoration to the walls and grey carpet to the floor continues the light airy atmosphere flowing through the property.

### Rear Bedrooms - 2.31 x 2.65m

Another double bedroom with a feature wall and little need for much besides since the large fitted wardrobe with sliding doors could easily house a pull downs desk or a wall mounted TV in addition to the usual clothes and shoes.

### Bathroom - 2.98 x 1.48m

The white bathroom suite really maximises the use of the space with a large corner bath with an electric shower over, a pedestal hand basin and a toilet. Fully tiled walls and wood effect flooring finish the bathroom which also has two frosted glass windows flooding the room with natural light.

### Garage - 5.35 x 2.51m

Back outside the property this one just keeps on giving, the elongated garage with a flat roof and an up and over door could easily form a workspace in addition to typical use.

### Rear Garden

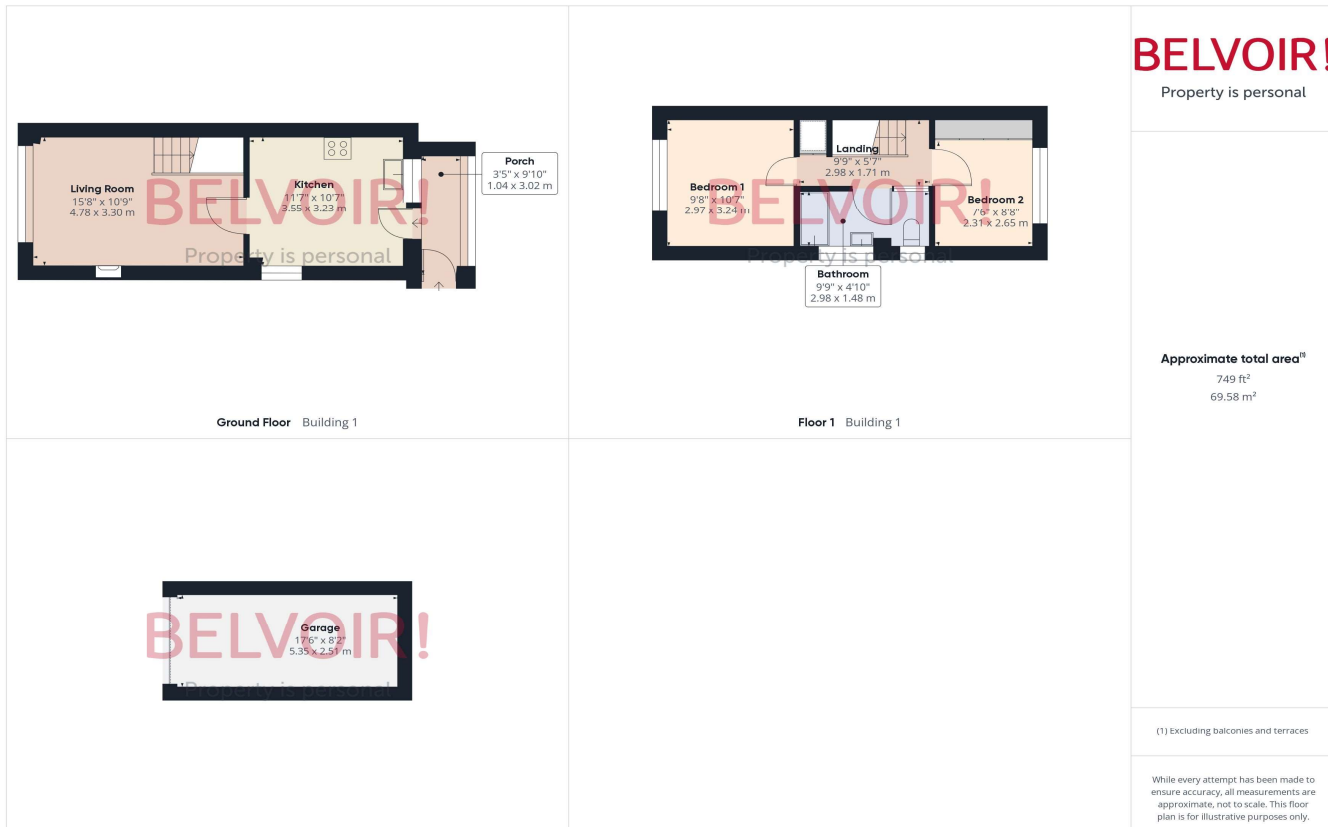
Finally to the rear of the property you'll find an enjoyable garden, part patio and part lawn providing the best of both worlds.

The possibilities really are endless with this property, as can be seen with the neighbouring properties. Don't risk missing out and call for more information today!

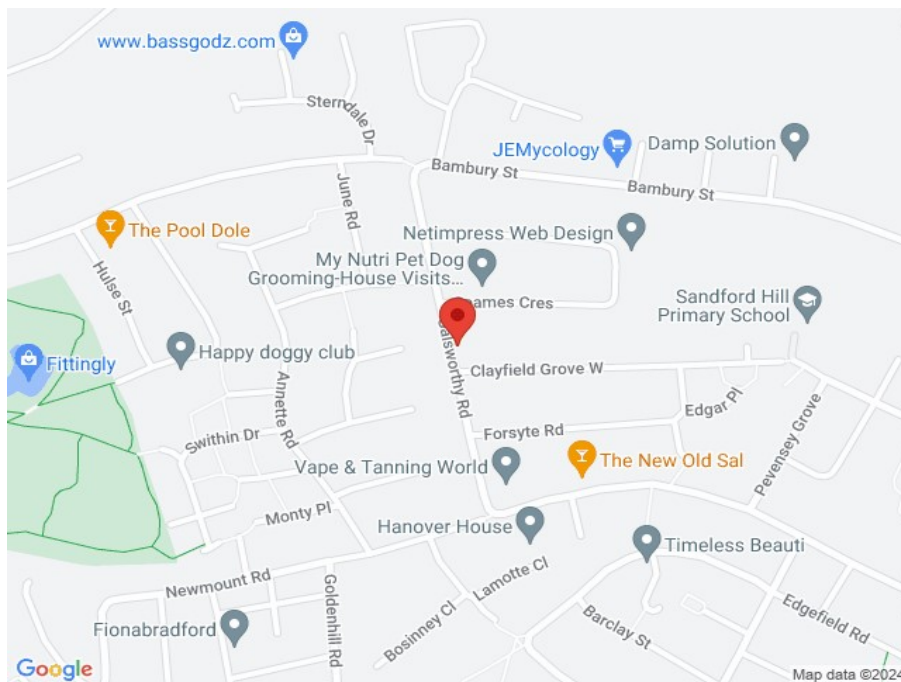
According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with VX Fibre, Virgin Media and Openreach and the mobile checker shows network with major mobile phone providers EE, Three, Vodaphone and 02.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



# Map



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