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## 20 Stanier Street, Fenton, Stoke-On-Trent, Staffordshire, ST4 3LJ



**Freehold Offers in excess of £99,950**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional terraced home situated in this convenient Fenton location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A50. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of sitting room, lounge, fitted kitchen, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. This property is being sold as a Buy To Let Investment which is currently generating £585 PCM. Viewing Advised !

### **SITTING ROOM 3.45m x 3.40m (11'4" x 11'2")**

With Upvc double glazed frosted front access door with frosted skylight above, Upvc double glazed window to front, original cornice to ceiling, decorative ceiling rose, pendant light fitting, beech wood effect laminate flooring, built in meter cupboard, panelled radiator, power points and archway provides access off to;



### **LOUNGE 3.45m x 3.71m (11'4" x 12'2")**

With Upvc double glazed window to rear, pendant light fitting, feature fireplace with inset living flame coal effect gas fire, t.v. aerial connection, BT telephone point (Subject to usual transfer regulations), beech wood effect laminate flooring, power points, stairs to first floor landing and door to;



### **FITTED KITCHEN 3.61m x 1.98m (11'10" x 6'6")**

With two Upvc double glazed windows to side, eight spotlight fittings, a range of base and wall mounted beech wood effect storage cupboards providing ample domestic cupboard and drawer space, granite effect work surface with built in twin circular sink units with mixer tap above, built in four ring brushed stainless steel hob unit with oven beneath plus extractor hood above, integrated fridge/freezer, plumbing for automatic washing machine, panelled radiator, ceramic tiled flooring, ceramic splashback tiling, power points and access off to;



### **REAR LOBBY AREA**

With Upvc side access door, ceramic tiled flooring, access to loft space, door to boiler cupboards housing an Ideal Logic combination boiler providing the domestic hot water and central heating systems plus access off to;

### **GROUND FLOOR BATHROOM 1.96m x 1.96m (6'5" x 6'5")**

With Upvc double glazed frosted window to side, spotlight fittings, a white suite comprising of low level w.c., pedestal sink unit, panelled bath unit with Victorian style mixer tap with shower attachment, ceramic splashback tiling, ceramic tiled flooring, panelled radiator and wall mounted Dimplex electric heater.



### **FIRST FLOOR LANDING**

With spotlight fitting and doors to rooms including;

### **BEDROOM ONE (FRONT) 3.48m x 3.40m (11'5" x 11'2")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



### **BEDROOM TWO (REAR) 3.71m x 3.48m (12'2" x 11'5")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in wardrobe providing ample domestic hanging space and storage space etc..

## EXTERNALLY

### ENCLOSED REAR YARD

Bounded by concrete post and timber fencing along with garden brick walls, timber gate provides pedestrian access to the rear of the property, paved area providing ample patio and sitting space with a wealth of plants and shrubs to borders.



### COUNCIL TAX

Band 'A' amount payable to of Stoke On Trent Council.

### Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

### MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

### NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

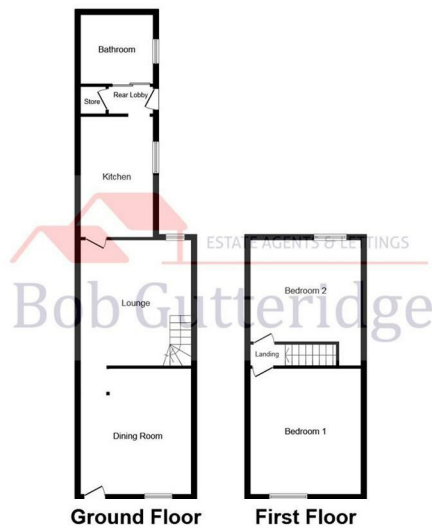
### SERVICES

Main services of gas, electricity, water and drainage are connected.

### VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

|                 |                 |
|-----------------|-----------------|
| Monday - Friday | 9.00am - 5.30pm |
| Saturday        | 9.00am - 4.30pm |
| Sunday          | 2.00pm - 4.30pm |

