

34 Alferton Road, Fenton, Stoke-On-Trent, Staffs, ST4 2NY



Freehold £179,950

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and extended up to date semi detached bungalow situated in a pleasant residential street in Fenton. The location provides ease of access to local shops, schools and amenities as well as offering good road links to the A50. As you would expect this property offers the modern day comforts of Upvc double glazing along with gas combination central heating and in brief the accommodation comprises of entrance hall, modern fitted kitchen, spacious open plan lounge/dining room, two good sized bedrooms, a master bathroom and separate shower room. Externally the property offers a brick paved driveway to frontage providing ample off road parking along with an enclosed rear garden. We are also pleased to confirm this home is being sold with the added benefit of No Vendor Chain !

ENTRANCE HALL

With Upvc double glazed frosted side access door with inset Georgian pattern, access to loft space, enclosed light fitting, coving, coat hooks, panelled radiator, oak effect laminate flooring, wall mounted thermostat and access leads off to;



MODERN FITTED KITCHEN 3.38m x 2.29m (11'1" x 7'6")

With Upvc double glazed window to front with inset lead pattern, four lamp light fitting, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, butchers block work surface with built in five ring brushed stainless steel gas hob unit with extractor hood above, built in Stoves twin oven, built in resin sink unit with mixer tap above, space for fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, oak effect laminate flooring, power points and a Baxi Duo Tec combination boiler providing domestic hot water and central heating systems.



OPEN PLAN LOUNGE/DINING ROOM 7.19m x 3.35m reducing in dining area to 2.64m (23'7" x 11'0" reducing in dining area to 8'8")
With Upvc double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, two double panelled radiators, engineered oak flooring to dining area, TV aerial connection point, power points and access to;



BATHROOM 2.18m x 1.65m (7'2" x 5'5")

With Upvc double glazed frosted window to side, artex to ceiling, four spotlight fittings, aqua boarding to walls in marble effect, a white suite comprising of built in dual flush WC, built in vanity sink unit with Monobloc mixer tap above, panelled bath unit with Monobloc chrome mixer tap and hair attachment, vinyl cushion flooring in tile effect and modern chrome towel radiator.



MODERN TILED SHOWER ROOM 2.13m x 1.17m (7'0" x 3'10")

With coving to ceiling, spotlight fitting with built in extractor, enclosed light fitting, fully tiled in high glaze wall ceramics with built in feature tileworks, ceramic tiled flooring, modern chrome towel radiator, a walk in double shower with glazed access door and thermostatic direct flow shower.



BEDROOM ONE 3.45m x 3.10m (11'4" x 10'2")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, TV aerial connection point, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space etc.



BEDROOM TWO 3.56m x 2.62m reducing to 2.26m (11'8" x 8'7" reducing to 7'5")

With Upvc double glazed window to rear, coving to ceiling, two pendant light fittings, panelled radiator, TV aerial connection point and power points.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls with raised beds to border, a brick paved driveway provides ample off road parking for four or so vehicles, double metal gates provide vehicular access alongside the property and provides access off to;

ENCLOSED REAR GARDEN

Bounded by concrete post and timber post with timber panels and brick paved area along with timber decked area providing ample domestic barbeque and patio space etc, plus access to a timber shed providing ample domestic external storage space.



COUNCIL TAX

Band 'B' amount payable to City 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

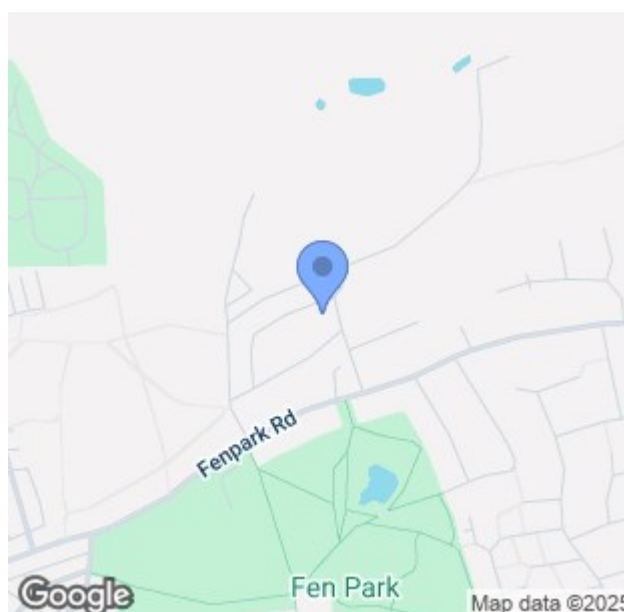
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	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

