

4 Cumberland Street, Fenton, Stoke-On-Trent, Staffs, ST4 2LE



Freehold Offers in excess of £189,950

Bob Gutteridge Estate Agents are delighted to bring to the market this double storey extended semi detached home situated in a convenient and pleasant Fenton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A50 and A500. As you would expect this home offers the modern-day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, bay fronted lounge, "L" shaped fitted kitchen/dining room, utility room, half brick and Upvc double glazed conservatory and to the first floor are three generous bedrooms along with a first floor four piece bathroom. Externally to the front of the property off road parking can be located for two vehicles and to the rear is an enclosed garden. This truly beautiful and well presented home should be viewed at a potential purchaser's earliest convenience to avoid disappointment!

ENTRANCE HALL

With composite double glazed frosted front access door, two pendant light fittings, panelled radiator, ceramic tiled flooring and door leads off to;



DOWNSTAIRS WC 1.83m x 0.81m (6'0" x 2'8")

With enclosed light fitting, detector light, extractor fan, ceramic half wall tiling, ceramic tiled flooring, a white suite comprising low level WC and wall mounted sink unit and panelled radiator.



BAY FRONTED LOUNGE 4.09m into bay x 4.04m (13'5" into bay x 13'3")

With Upvc double glazed bay window to front with inset lead pattern, coving to ceiling, three lamp light fitting, wall mounted thermostat, TV aerial connection point, Virgin media connection point (subject to usual transfer regulations), double panelled radiator, oak effect laminate flooring, power points, stairs to first floor landing.



"L" SHAPED FITTED/DINING ROOM 5.08m reducing to 2.82m x 4.04m reducing to 1.88m (16'8" reducing to 9'3" x 13'3" reducing to 6'2")

With pendant light fitting, enclosed LED light fitting, extractor fan, a range of base and wall mounted beech wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in porcelain bowl and a half sink unit with chrome mixer tap above, built in four ring Belling gas hob unit with Belling twin oven beneath, ceramic tiled flooring, kick board spotlight fittings, two panelled radiators, electricity consumer unit, power points and door to built in boiler cupboard housing a Vaillant boiler providing domestic hot water and central heating systems. Upvc double glazed French doors lead off to;



HALF BRICK AND UPVC DOUBLE GLAZED CONSERVATORY 3.76m x 2.59m (12'4" x 8'6")

With Upvc double glazed double patio doors to rear, Upvc double glazed panes to sides and rear, ceramic tiled flooring, panelled radiator and power points.



UTILITY ROOM 2.87m x 1.83m (9'5" x 6'0")

With Upvc double glazed window to rear, enclosed light fitting, extractor fan, panelled radiator, space for Lamona American fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, base and wall mounted storage cupboards, round edge work surface in granite effect, ceramic tiled flooring and power points.



FIRST FLOOR LANDING

With double glazed window to side with inset lead pattern, access to loft space, smoke alarm, panelled radiator, and doors to rooms including;



BEDROOM ONE (FRONT) 3.45m to wardrobe frontage x 2.72m (11'4" to wardrobe frontage x 8'11")

With Upvc double glazed window to front with inset lead pattern to skylight, pendant light fitting, panelled radiator, modern grey laminate flooring, power points and built in double and single wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO 4.83m x 2.03m maximum (15'10" x 6'8" maximum)

With Upvc double glazed windows to front and rear aspects with inset lead pattern, coving to ceiling, two pendant light fittings, panelled radiator, modern grey laminate flooring and power points.



BEDROOM THREE 2.84m x 2.18m (9'4" x 7'2")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, modern grey laminate flooring, power points, recessed area providing built in wardrobe for ample domestic hanging and storage space and door to built in airing cupboard housing the copper water cylinder along with ample domestic drying space and storage space etc.



FIRST FLOOR BATHROOM 3.84m x 1.75m maximum (12'7" x 5'9" maximum)

With Upvc double glazed frosted window to rear, ten spotlight fittings including built in extractor light fitting, ceramic half wall tiling with decorative mosaic glass border tile, a four piece suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with taps above, corner glaze shower cubicle with Mira electric shower plus aqua boarding to splashback, vinyl cushion flooring and modern chrome towel radiator.



EXTERNALLY



FORE GARDEN

With a block paved driveway providing off road parking for two vehicles, metal gates provide pedestrian access to the front of the property and external lighting.



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing with paved area providing ample domestic patio and sitting space, garden composite shed, external cold water supply and lighting.



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

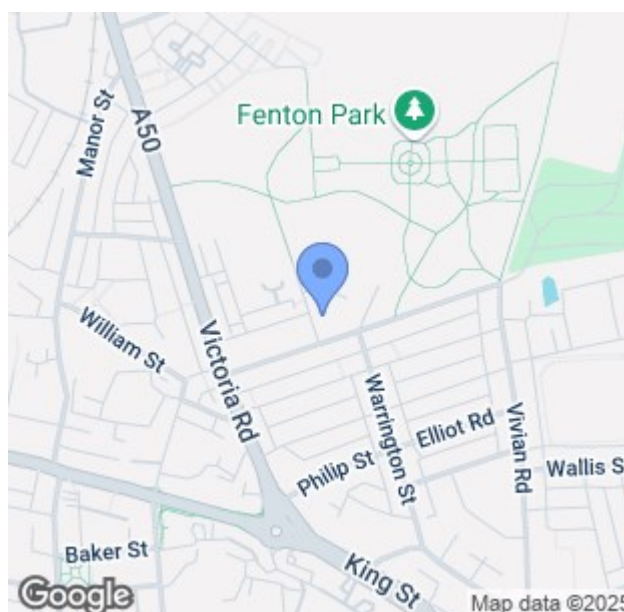
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		81 B
69-80	C		
55-68	D	67 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

