

**£100,000**

**Vivian Road, Fenton, ST4**



- Mid Terraced house
- Two bedrooms
- Gas central heating
- uPVC double glazing
- Sought after locality
- Ideal for FTB
- Would suit investors
- No upward chain!
- Viewing essential

A traditional two-bedroom terraced home in a very well thought of locality. Benefits from gas central heating and uPVC double glazing. There is an enclosed yard to the rear. A terrific opportunity for investors/landlords to acquire a really good house in a highly regarded neighbourhood. A home that would also suit first time buyers! Viewing recommended! No upward chain!

# Vivian Road, Fenton, ST4

## LOUNGE

14'2" x 11'2" (4.32m x 3.40m)

Laminate flooring, feature fireplace with fitted as fire, uPVC double glazing, central heating radiator.

## KITCHEN

12'1" x 11'2" (3.68m x 3.40m)

Stainless steel bowl sink with cupboards below, base and wall storage units, working surfaces. Gas cooker, extractor, tiled floor. Plumbing for washing machine, central heating radiator, uPVC double glazing.

## UTILITY

6'8" x 5'6" (2.03m x 1.68m)

Central heating boiler, tiled floor, storage, uPVC door.

## BATHROOM/WC

7'9" x 6'8" (2.36m x 2.03m)

Panelled bath with shower over and screen, pedestal wash hand basin, low level WC, uPVC double glazing, central heating radiator, tiled floor.

## FIRST FLOOR

### BEDROOM ONE

11'2" x 11'2" (3.40m x 3.40m)

Fitted carpet, uPVC double glazing, central heating radiator.

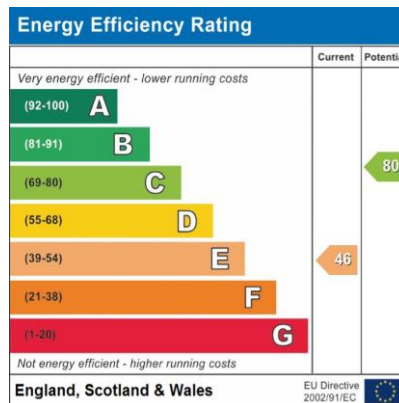
### BEDROOM TWO

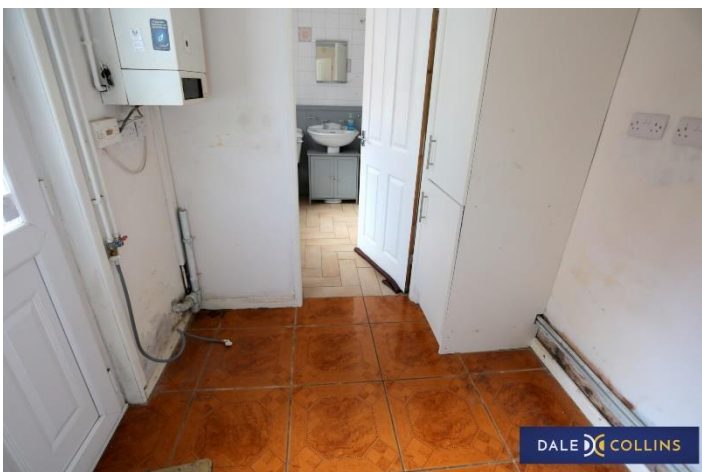
11'3" x 12'0" (3.43m x 3.66m)

Fitted carpet, uPVC double glazing, central heating radiator, airing cupboard. Access to loft which is part boarded and has a retractable ladder.

### EXTERNALLY

Forecourt to the front. Enclosed yard to the rear.

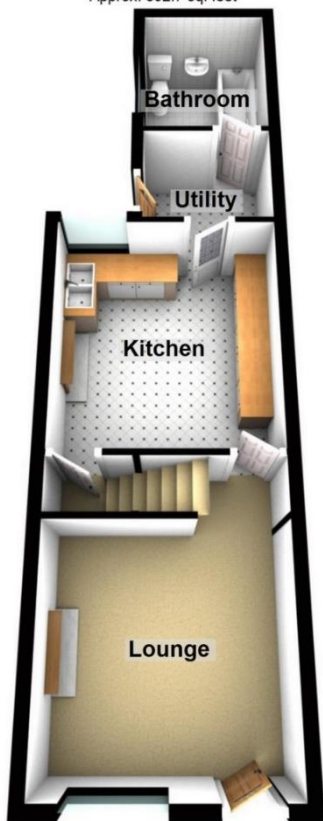






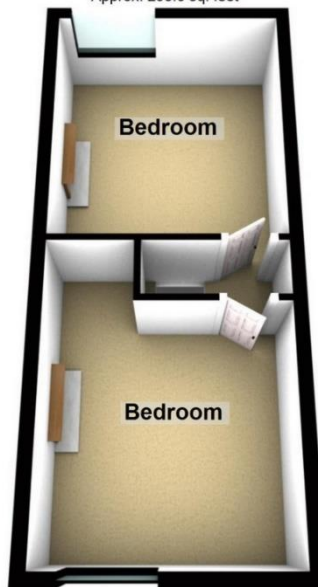
### Ground Floor

Approx. 392.7 sq. feet



### First Floor

Approx. 298.6 sq. feet



Total area: approx. 691.3 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com|lettings@daleandcollins.com W: www.daleandcollins.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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