

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Edison Street, Fenton, Stoke-On-Trent, ST4 4NL

£120,000



- Well Presented Terraced House
- Spacious Lounge
- First Floor Bathroom
- Enclosed Rear Yard
- Ideal For First Time Buyers
- Fitted Kitchen
- Two Bedrooms
- Popular Residential Area

Situated on the ever-popular Edison Street in Fenton, this well-presented two-bedroom terraced house offers comfortable living with a homely feel, ideal for first-time buyers, downsizers, or buy-to-let investors.

The property features a spacious lounge, a fitted kitchen, and a convenient first-floor bathroom. Upstairs, you'll find two well-proportioned bedrooms, perfect for a small family, couple or anyone looking for a manageable home.

One of the standout features is the enclosed rear yard, offering a private outdoor space that's easy to maintain - ideal for relaxing, entertaining, or even a bit of container gardening.

Located in a popular residential area with good access to local amenities, schools, and transport links, this property is a great opportunity to step onto the property ladder or expand a rental portfolio.

For more information please call or email us.





## GROUND FLOOR

### FRONT RECEPTION

12'02" x 11'0" (3.71m x 3.35m)

UPVC double glazed front door. UPVC double glazed window. Laminate flooring. Radiator.

### REAR RECEPTION

12'02" x 11'09" (3.71m x 3.58m)

UPVC double glazed window. Laminate flooring. Radiator. Electric Fire.

### KITCHEN

10'08" x 6'08" (3.25m x 2.03m)

UPVC double glazed rear door. UPVC double glazed window. Vinyl flooring. Radiator. Fitted kitchen with base and wall units and integrated oven and hob. Wall mounted extractor fan. Gas boiler.

## FIRST FLOOR

### LANDING

Fitted carpet to stairs and landing.

## BEDROOM ONE

12'03" x 10'11" (3.73m x 3.33m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

11'10" x 9'0" (3.61m x 2.74m)

UPVC double glazed window. Laminate flooring. Radiator. Store cupboard with access to loft space.

## BATHROOM

12'05" x 6'08" (3.78m x 2.03m)

UPVC double glazed window. Vinyl flooring. Radiator. Bath with over head shower. WC and wash basin. Store cupboard containing hot water cylinder.

## OUTSIDE


On street parking to the front of the property.

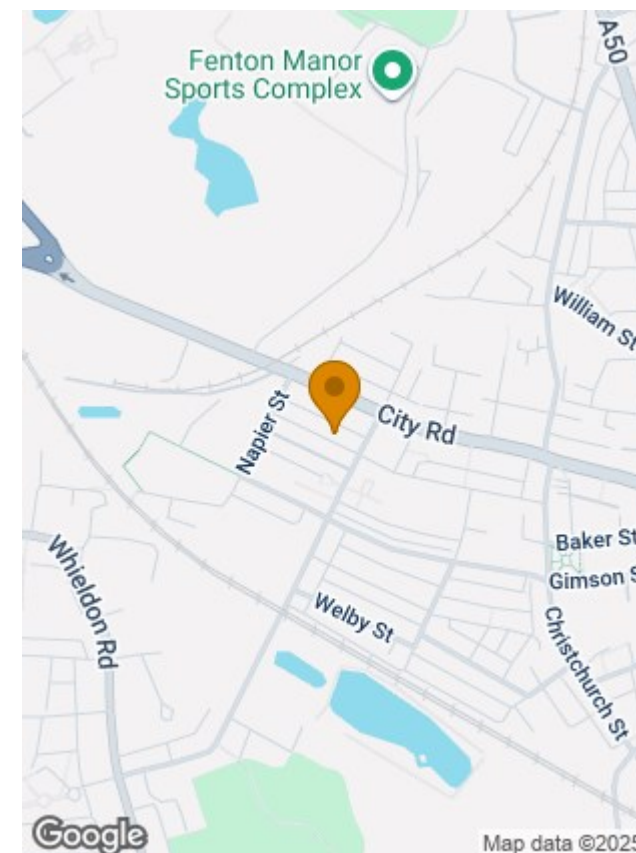
Enclosed rear yard with an artificial lawn and a timber shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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