



# ESTATE AGENTS

*... the key to a successful move*



**Fenpark Road, Fenton, Stoke-On-Trent, ST4 3JT**

**Offers in the  
region of  
£100,000**

- \* Excellent FTB Opportunity
- \* Popular Residential Location
- \* Close to Local Amenities
- \* Excellent Commuting Network

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Fenpark Road, Fenton, Stoke-On-Trent, ST4 3JT

## ACCOMMODATION

### DESCRIPTION

This is an excellent property for a first time buyer looking to get onto the property ladder, very well maintained throughout the property is waiting for for a new owner to settle in. The property is located in a mature popular residential location at Fenton and has easy access to local amenities as well as good commuting links across the Potteries. The accommodation comprises: Front reception, rear reception, kitchen, bathroom and to the first floor two bedrooms, outside is a rear yard

### GROUND FLOOR

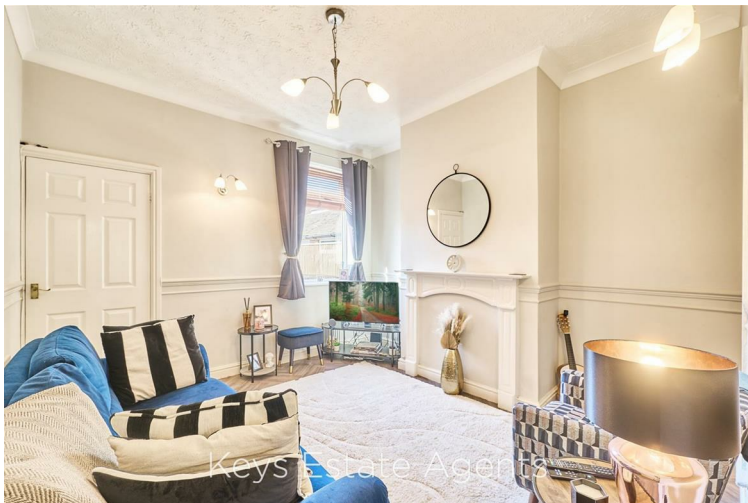
#### FRONT RECEPTION 11'1" x 11'1" (3.4m x 3.4m)

Feature fire surround, coving to the ceiling, radiator, ceiling light point and ornate rose, laminate wood effect flooring, double glazed window, exterior door



#### REAR RECEPTION 11'9" x 11'1" (3.6m x 3.4m)

Feature fire surround, coving to the ceiling, radiator, ceiling light point and ornate rose, laminate wood effect flooring, double glazed window,



#### KITCHEN 10'5" x 5'6" (3.2m x 1.7m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, radiator, laminate wood effect

flooring, part wall tiled, double glazed window. Recess housing central heating boiler, plumbing for a washer machine, uPVC exterior door



#### BATHROOM 6'2" x 5'6" (1.9m x 1.7m)

Fitted with a three piece white suite, comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, part wall tiled, double glazed window



### FIRST FLOOR

#### FRONT BEDROOM 11'1" x 11'1" (3.4m x 3.4m)

Ceiling light point, radiator, double glazed window

# Fenpark Road, Fenton, Stoke-On-Trent, ST4 3JT



**REAR BEDROOM 11'9" x 11'1" (3.6m x 3.4m)**  
Ceiling light point, radiator, double glazed window



**OUTSIDE**  
Enclosed rear yard



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

## Services

We believe all are available.

Tenure - Freehold

## Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.


The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

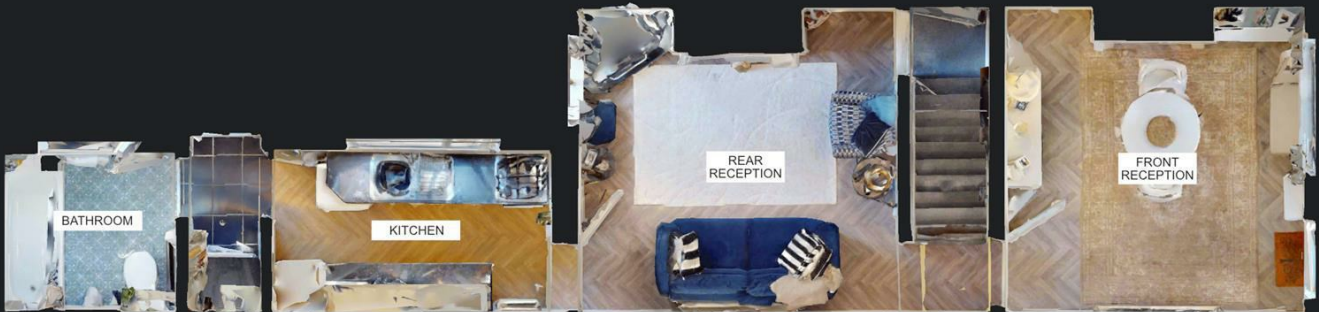
Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



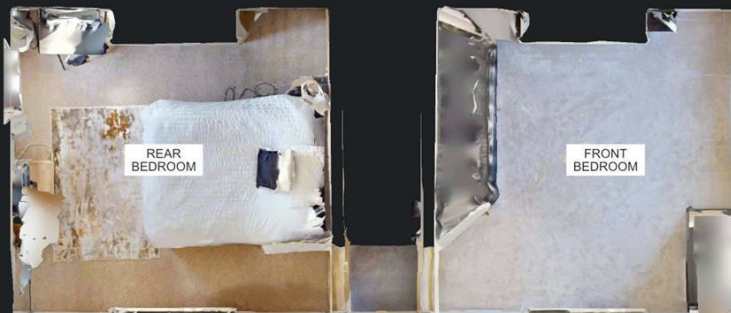
## Energy Efficiency Rating

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

For illustration purposes only. Do not scale.



Ground Floor



First Floor

17 Fenpark Road, Fenton FLOOR PLAN



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