

5 Wallis Street, Fenton, Stoke-On-Trent, Staffs, ST4 3JZ



Freehold Offers in excess of £99,950

Bob Gutteridge Estate Agents are pleased to offer to the market this beautifully presented mid-terraced home situated in this convenient Fenton location which provides ease of access to local shops and amenities as well as being well placed for access to the A500, A50 and Stoke train station. As you would expect this home offers the modern day comforts of Upvc double glazing and gas combi central heating. In brief the accommodation comprises of lounge, separate sitting room with a skylight to provide extra lighting, fitted kitchen, ground floor bathroom and to the first floor are two generous bedrooms. Externally the property offers an enclosed rear yard with a detached sectional store providing ample additional storage space. Viewing Advised !

LOUNGE 3.63m x 3.51m maximum (11'11" x 11'6" maximum)

With Upvc double glazed frosted front access door, Upvc double glazed window to front, pendant light fitting, two wall mounted light fittings, double panelled radiator, feature hearth with fitted electric log burner effect fire, built-in meter cupboard housing gas and electricity meters, power points and door leading off to;



SITTING ROOM 3.15m x 3.51m plus additional recess for door (10'4" x 11'6" plus additional recess for door)

With Upvc double glazed window to rear, Upvc double glazed skylight, double panelled radiator, pendant light fitting, two wall mounted light fittings, cornicing to ceiling, glazed window to kitchen, feature hearth with fitted electric log burner effect fire, stairs to first floor and door leading off to;



FITTED KITCHEN 4.78m x 2.11m (15'8" x 6'11")

With Upvc double glazed frosted side access door, Upvc double glazed window to side, fluorescent tube light fitting, pendant light fitting, loft access, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in stainless steel sink unit with mixer tap above, built-in Zanussi oven, built-in four ring gas hob with extractor hood above, white ceramic splashback tiling, space for automatic washing machine, space for automatic dishwasher, space for fridge freezer, a Worcester gas combi boiler providing the domestic hot water and heating systems, ceramic floor tiling and door leading off to;



GROUND FLOOR BATHROOM 3.28m x 2.03m (10'9" x 6'8")

With Upvc double glazed frosted window to side, pendant light fitting, loft access, double panelled radiator, vertical chrome towel radiator, extractor fan, a white suite comprising low level WC, pedestal sink unit, panel bath unit, glazed shower enclosure with thermostatic direct flow shower and separate hair attachment, white ceramic wall tiling, and ceramic floor tiling.



FIRST FLOOR LANDING

With enclosed light fitting and doors leading off to;

BEDROOM ONE (FRONT) 3.66m x 3.53m maximum (12'0" x 11'7" maximum)

With Upvc double glazed window to front, pendant light fitting, double panelled radiator and power points.



BEDROOM TWO (REAR) 3.18m x 3.53m maximum (10'5" x 11'7" maximum)

With Upvc double glazed window to rear, smoke alarm, pendant light fitting, single panelled radiator, power points and built-in storage cupboard providing ample domestic storage space.



EXTERNALLY

ENCLOSED REAR YARD

Bounded by garden brick wall, with stone flag paving, timber rear access gate and detached sectional store proving ample domestic storage space.



COUNCIL TAX

Band 'A' 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

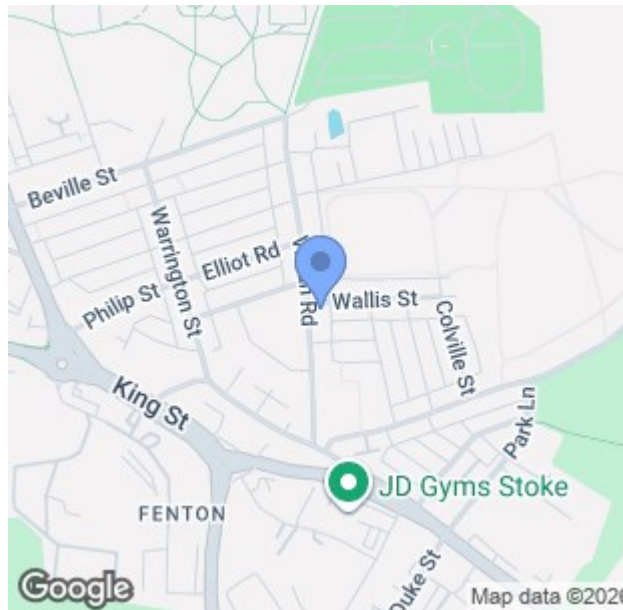
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

