Shaw's
& Company Estate Agents Ltd

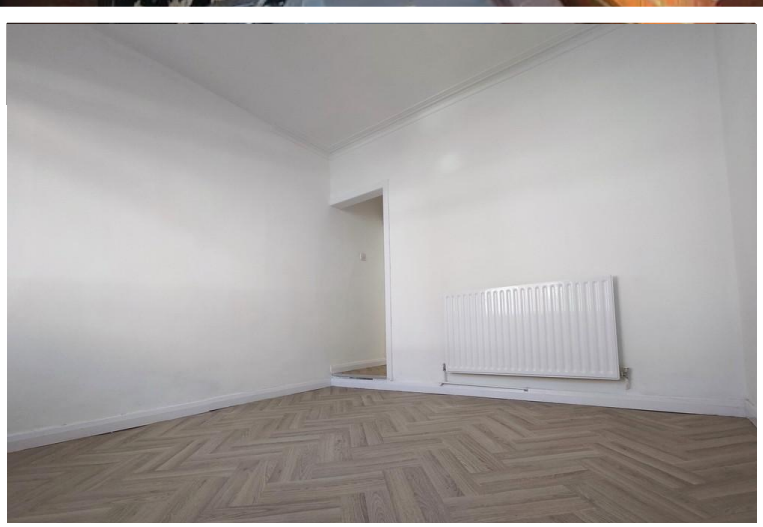
Foley Street

Fenton, ST4 3DX

- A MID TERRACED HOUSE
- NO CHAIN, VIRTUAL VIEWING AVAILABLE
- WELL PRESENTED
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN, GROUND FLOOR BATHROOM
- GAS COMBI BOILER & UPVC D/GLAZING
- UPDATED ELECTRICS

£95,000

Foley Street, Fenton, Stoke-on-Trent



Property Description

INTRO

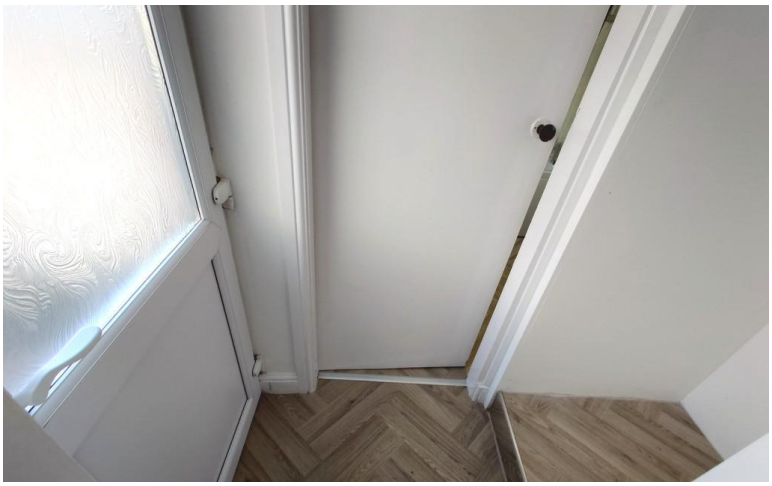
With NO CHAIN - And being ready to move into, this delightful mid terraced property comprises a lounge, dining room, modern newly fitted kitchen, and ground floor bathroom, and TWO BEDROOMS to the first floor. A pleasant rear paved area. Re-plastered, re-decorated, and new flooring throughout, but with further potential to make it your own. Updated electrics and gas central heating from a gas combi boiler. UPVC double glazing windows and doors. Set in the highly amenable area of Fenton, with shops/schools and good road links nearby. Don't hesitate to contact us with your viewing requests!

WALKTHROUGH VIRTUAL VIEWING

Please see on YouTube here:
https://youtu.be/CCrrAkwGkRY

DIRECTIONS

Please use postcode ST4 3DX for Sat Nav/Google Maps. From the A5007 King Street, turn left into Foley Street, and proceed to the end of the street, where the property can



be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION

DINING ROOM
11' 0" x 10' 11" (3.35m x 3.33m)
Front composite entrance door. Karndean flooring. Radiator. Cupboard concealing newly fitted electric consumer unit in August 2025 (with a passed cert to Aug 2030) electric meter and gas meter. Open doorway to:

LOUNGE
14' 1" x 11' 0" (4.29m x 3.35m)
Window to the rear, radiator. Coving to the ceiling. Karndean flooring.

KITCHEN
11' 5" x 6' 3" (3.48m x 1.91m)
A well presented fitted kitchen comprising a good range of base and wall mounted cupboard units, worksurfaces with splash back tiling. Single drainer sink unit. Electric oven/grill and gas hob over. Chrome radiator. Space for a washing machine. Karndean flooring. Frosted window to the side. UPVC ceiling panelling.

REAR HALL
Karndean flooring. Section for a tall standing fridge freezer. UPVC door to the side/ rear.

BATHROOM
7' 2" x 5' 10" (2.18m x 1.78m)
A fitted bathroom with panelling to all walls and UPVC panelling to the ceiling. Panelled bath with shower attachment, low level W.C and wash hand basin. Radiator. Frosted window to the side.

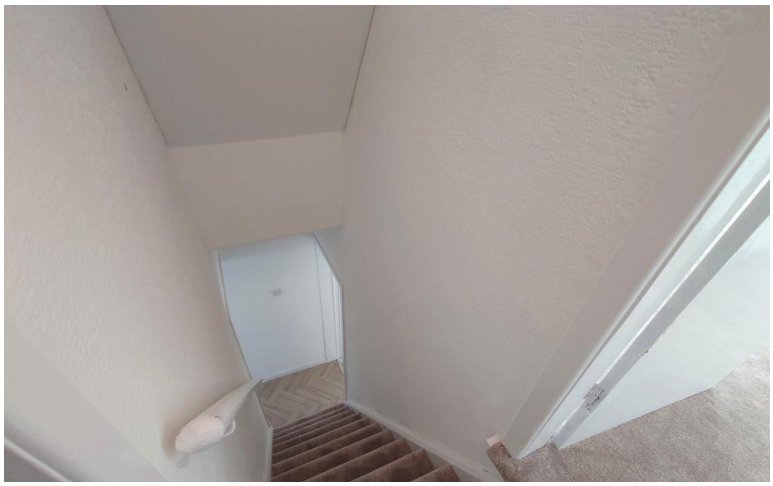
FIRST FLOOR LANDING
Staircase to the first floor.

BEDROOM ONE
11' 0" x 11' 0" (3.35m x 3.35m)
Window to the front, radiator.

BEDROOM TWO
11' 1" x 10' 10" (3.38m x 3.3m)
Window to the rear, radiator. Opens to store area, also having access to the loft via hatch.

EXTERNALLY

REAR
A paved rear patio yard, with further brick store attached



to the end of the property. Gated access to the rear alley. Please note that the rear alley is secured both sides with locked gates (Keys for residents only).

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Stoke-on-Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 64D Potential: 82B

Shaw's
FOR SALE

Shaw's
FOR SALE
63

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements