



38 East Terrace

Fegg Hayes, ST6 6QU



Offers in excess of £140,000

Carters are delighted to bring to market this attractive and contemporary two-bedroom home, perfect for small families, couples, or individuals seeking stylish, low-maintenance living with a little extra space.

Upon entering, you're welcomed into a well-appointed reception room with French doors leading to the rear garden. This inviting space offers a warm, relaxed atmosphere — ideal for everyday living or entertaining guests. The property boasts a sleek, modern kitchen with high gloss, handleless units and ample space for dining. Its practical layout and contemporary design make it a standout feature of the home.

Upstairs, you'll find two generous double bedrooms, both offering comfort and versatility to suit your lifestyle. The modern bathroom is finished to a high standard, combining convenience with contemporary style.

The rear garden is a true low-maintenance haven, featuring artificial grass and a smart patio area — perfect for summer barbecues, outdoor dining, or simply relaxing in the fresh air without the upkeep. To the front, the property offers off-road parking for two vehicles, adding ease and convenience for both residents and guests.

DONT MISS THE OPPORTUNITY TO MAKE THIS STYLISH PROPERTY YOUR HOME.

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Entrance Hall.

Composite entrance door to the front elevation.
Access to the stairs. Radiator.

Living Room.

14'6" x 10'6" (4.42m x 3.20m)
UPVC double glazed french doors to the rear elevation.
Built in storage cupboard. Radiator.

Kitchen.

11'7" x 7'6" (3.53m x 2.29m)
UPVC double glazed window to the front elevation.
Fitted high gloss handleless kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Built in extractor fan. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Space and plumbing for a fridge freezer. Radiator. Laminated flooring.

W.C.

3' x 4'10" (0.91m x 1.47m)
Wall mounted hand wash basin with a tiled splashback. Low level w.c. Extractor fan. Radiator. Vinyl flooring.

Stairs and Landing.

Access to the loft which is fully boarded and has a ladder.
Radiator.

Bedroom One.

14'6" x 9'1" (4.42m x 2.77m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Two.

14'5" x 7'7" (4.39m x 2.31m)
Two UPVC double glazed windows to the front elevation.
Built in storage cupboard. Radiator.

Bathroom.

5'4" x 7'5" (1.63m x 2.26m)
UPVC double glazed window to the side elevation.
Three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower over, pedestal wash hand basin and a low level w.c. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

Externally.

Externally, the front of the property features a well-maintained lawned garden, offering attractive kerb appeal. To the rear, you'll find a low-maintenance garden comprising a paved patio area and artificial lawn, all set beneath a charming wooden pergola—perfect for outdoor entertaining. A composite shed provides useful storage space. Gated access at the rear leads to an off-road parking area with space for two vehicles.

Additional Information.

Freehold. Council Tax Band

Total Floor Area: 61 Square Meters / 656 Square Feet.

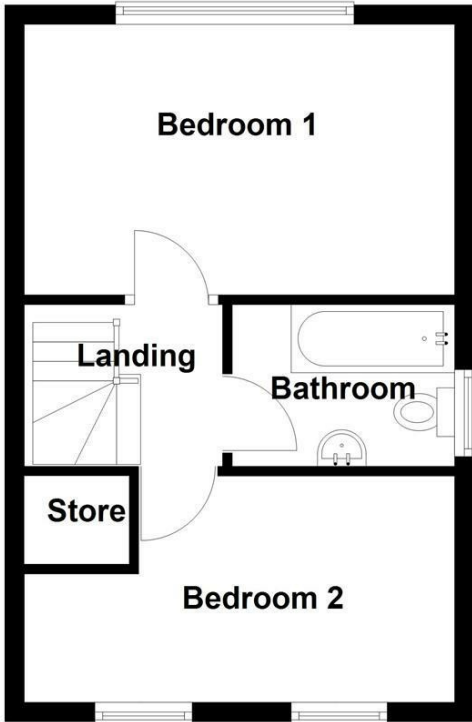
Disclaimer.

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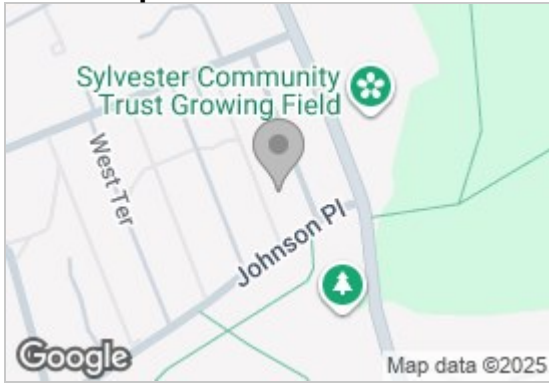
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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