



# ESTATE AGENTS

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**Fenpark Road, Stoke-On-Trent, ST4 2PA**

**Offers in the  
region of  
£192,500**

- \* Three-bedroom semi-detached home
- \* Two reception room
- \* Gas central heating & uPVC double glazing
- \* Off-road parking and garage
- \* Front and rear gardens
- \* Convenient location for schools, shops, and commuter routes

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# Fenpark Road, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Keys are delighted to present this well-positioned three-bedroom semi-detached property, ideally located for easy access to Longton Town Centre, Hanley City Centre, highly regarded local schools, public transport, and major road networks including the A50, A500, and M6 motorway.

This spacious home offers well-proportioned accommodation throughout and benefits from uPVC double glazing and gas central heating.

#### Ground Floor

The property opens into a welcoming entrance hall with stairs leading to the first floor. The generous lounge features a decorative fire surround with living flame gas fire, creating a comfortable living space with a pleasant front aspect.

To the rear, the fitted kitchen provides a range of wall and base units with coordinating worktops, sink with mixer tap, gas cooker point, plumbing for a washing machine, and space for additional appliances. A separate dining room overlooks the rear garden and includes a uPVC door providing direct outdoor access — ideal for entertaining.

#### First Floor

Upstairs, the property comprises three bedrooms:

**Bedroom One:** A spacious double room with front-facing window.

**Bedroom Two:** Another good-sized double featuring built-in wardrobes and rear aspect.

**Bedroom Three:** A single room perfect for a child's bedroom, nursery, or home office.

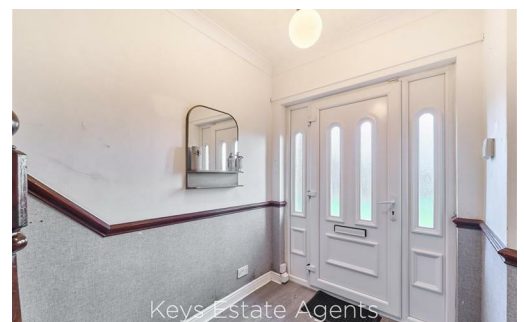
The family bathroom is fitted with a modern three-piece white suite including a double shower enclosure, pedestal wash basin, and low-level WC, complemented by recessed lighting and partially tiled walls.


#### Externally


The property benefits from off-road parking leading to a garage, along with gardens to both the front and rear — offering excellent outdoor space for families and keen gardeners alike.



# Fenpark Road, Stoke-On-Trent,



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

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

For illustration purposes only. Do not scale.



Ground Floor



First Floor

216 Fenpark Road, Stoke-on-Trent FLOOR PLAN



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