



**Hollings Street
Fenton, ST4 3HS**

- A MID TERRACED HOUSE
- NO CHAIN
- REQUIRING RENOVATION
- IDEAL INVESTMENT OPPORTUNITY
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- LAWN GARDEN WITH GREAT POTENTIAL
- UPVC D/G & GAS C/HEATING FROM UPDATED BOILER

**Offers In Excess Of
£75,000**





Property Description

INTRO

ATTENTION INVESTORS! A renovation project to get your teeth into! This mid terraced property is available with NO CHAIN and offers great potential to update and improve - Comprising a lounge, dining room, kitchen, hall, ground floor bathroom, and TWO BEDROOMS to the first floor. A nicely enclosed rear laid to lawn garden which can be made into a lovely space. Gas central heating from an updated Worcester gas combi boiler. In- date gas and electrical safety certificates. UPVC double glazing windows and doors. Set in the highly amenable area of Fenton, with shops/schools and good road links nearby across the city and to the A500/ A50 and M1. Don't hesitate to contact us with your viewing request - Please be aware that the property requires refurbishment.

DIRECTIONS

Please use postcode ST4 3HS for Sat Nav/Google Maps. From the A5007 King Street, turn left into Hollings Street (one way street) where the property can be found on the left hand side as identified by our For Sale sign.



ACCOMMODATION

DINING ROOM

11' 4" x 11' 0" (3.45m x 3.35m)

UPVC front entrance door and window to the front. Coving to the ceiling. Radiator. Cupboards concealing electric fuse box/ meters. Door to:

LOUNGE

11' 11" x 11' 4" (3.63m x 3.45m)

Window to the rear, radiator. Fireplace and surround. Useful understairs storage cupboard. Door to staircase to the first floor. Door to:



KITCHEN

11' 7" x 5' 11" (3.53m x 1.8m)

Base and wall mounted cupboard units and worksurfaces. Window to the side. Electric oven/ grill with induction hob and fitted extractor. Space/ plumbing for a washing machine and space for a tall fridge freezer. Tiled walls and flooring. Suite requiring re-modernisation.

HALL

UPVC rear access door. Door to storage cupboard housing updated Worcester gas combi boiler.



BATHROOM

7' 2" x 5' 8" (2.18m x 1.73m)

Comprising a panelled bath with shower attachment, low level W.C and wash hand basin. Store cupboard. Tiled walls and flooring. Window to the side. Radiator. Suite requiring re-modernisation.

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 11' 5" (3.66m x 3.48m)

Window to the rear, radiator. Door to storage cupboard, also having loft access.



BEDROOM TWO

11' 5" x 10' 11" (3.48m x 3.33m)

Window to the front, radiator.

EXTERNALLY

REAR GARDEN

A laid to lawn rear garden space with great potential to improve and make your own. Enclosed with wall and fencing, and gated rear access. Brick outhouse.



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 be 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

EPC RATING (PDF available online)

Current: 61D Potential: 84B







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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 and 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