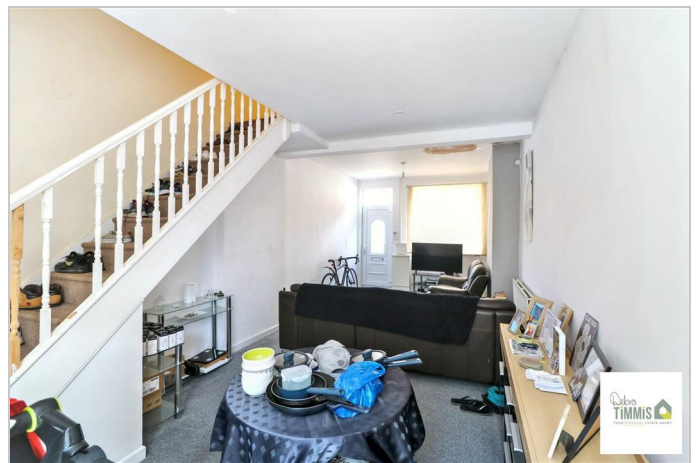


Oldfield Street Fenton Stoke-On-Trent ST4 3PQ



Offers In The Region Of £75,000

Oldfield Street, Fenton, Stoke-On-Trent, ST4 3PQ

Two beds, one terrace, a tenant in place,
Pre-let success at a healthy pace.
From day one income starts to flow,
A simple investment built to grow.
No empty months, no rental chase,
Just steady returns at a measured pace.

If this sounds like the property for you, come and take a look
Just call the team at Debra Timmis and your appointment we will book!

Nestled in the heart of Fenton, this mid terraced house on Oldfield Street presents an exceptional investment opportunity that should not be overlooked. The property boasts a well-designed open-plan lounge and dining area, creating a welcoming space perfect for both relaxation and entertaining. The fitted kitchen is conveniently located, enhancing the functionality of the ground floor, which also features a practical bathroom.

Upstairs, you will find two comfortable bedrooms, providing ample space for residents or guests. Shower room on the first floor. The property also includes a rear yard.

This home is pre-let, making it an ideal choice for investors seeking a property with immediate rental potential. With its appealing layout and prime location, viewing is highly recommended to fully appreciate all that this property has to offer. Whether you are looking to expand your investment portfolio or seeking a new home, this terraced house is a fantastic option in a vibrant community.

Open-Plan Lounge/Diner

Two double glazed windows. Two radiators.

Kitchen

10'3" x 6'6" (3.13 x 2.00)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring electric hob and built-oven. Double glazed window. Radiator.



Lobby

Gas central heating boiler. Upvc door with access into the rear yard.

Bathroom

7'4" x 6'7" (2.24 x 2.02)

Suite comprises, panel bath, pedestal wash hand low level WC. Double glazed window. Radiator.



First Floor

Bedroom One

11'8" x 10'0" to chimney (3.56 x 3.06 to chimney)
Double glazed window. Radiator.



Bedroom Two

11'2" x 9'7" (3.41 x 2.94)
Double glazed window. Radiator.



Shower Room

Shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail.



Externally

Rear Yard.

Agents Notes

Pre-Let at £430 PCM



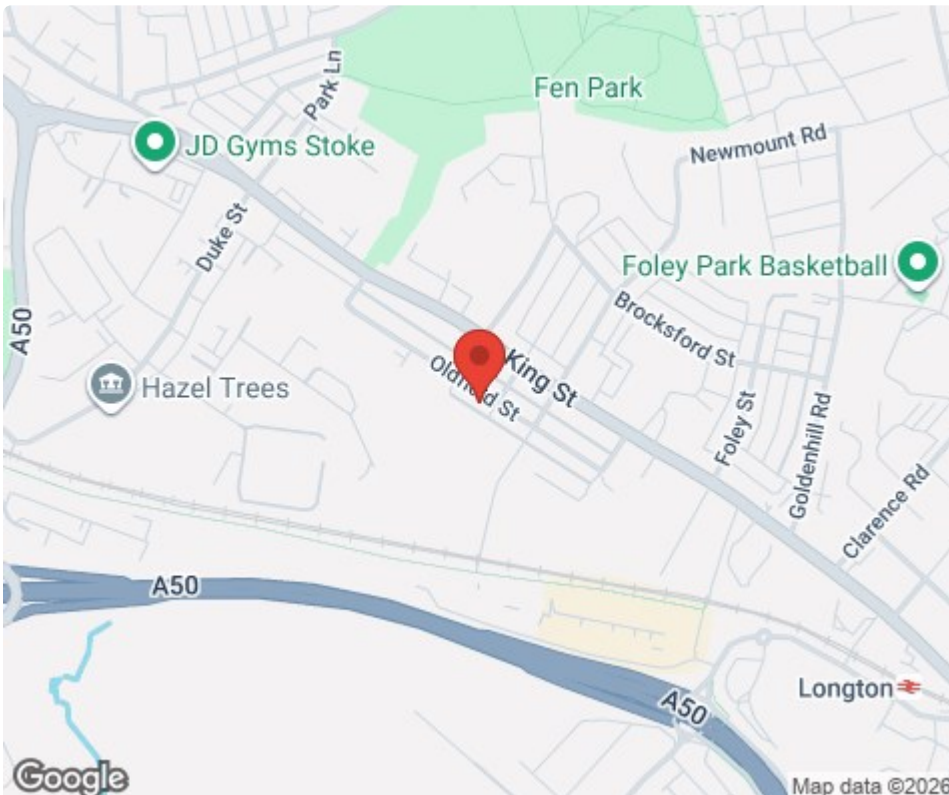
Approx Gross Internal Area
71 sq m / 759 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft

First Floor
Approx 28 sq m / 305 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: A

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	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.