

1 Bishop Street, Fenton, ST4 3PF



Offered to the market with no onward chain and vacant possession, this well-presented two-bedroom end-terrace property is ideally situated with easy access to local amenities, schools, and excellent commuting links across The Potteries and surrounding areas.

The accommodation comprises an entrance hallway, two reception rooms, and a spacious fitted kitchen to the ground floor. To the first floor are two double bedrooms, a useful nursery/home office, and a family bathroom. Externally, the property benefits from a fully enclosed courtyard with gated access.

An excellent opportunity for first-time buyers, downsizers, or investors seeking a conveniently located home with immediate availability.

Auction Guide £45,000

Entrance

UPVC double-glazed entrance door leading into the hallway.

Reception One 11'04 x 10'10 (into recess)

Bright reception room with UPVC double-glazed windows to the front and side elevations, decorative coving to the ceiling, feature brick fireplace, gas and electric meter cupboards, and radiator.



Reception Two 12'05 x 7'09

Versatile second reception room featuring coving to the ceiling, under-stairs storage cupboard, and radiator.



Kitchen 16'00 x 10'11

Fitted with a range of wall, base and drawer units incorporating a built-in oven, gas hob with extractor hood above, and stainless-steel sink with drainer. Space and plumbing for a washing machine and space for a fridge freezer. UPVC double-glazed windows to the front and rear elevations, with a rear door providing access to the courtyard. Radiator.



Stairs to first floor landing

Loft access and doors leading to:

Bedroom One 11'05 x 10'10

Double bedroom with UPVC double-glazed windows to the front and side elevations, built-in storage cupboard, feature fireplace, and radiator.



Bedroom Two 12'05 x 7'10

UPVC double-glazed window to the front elevation, feature fireplace, and radiator.



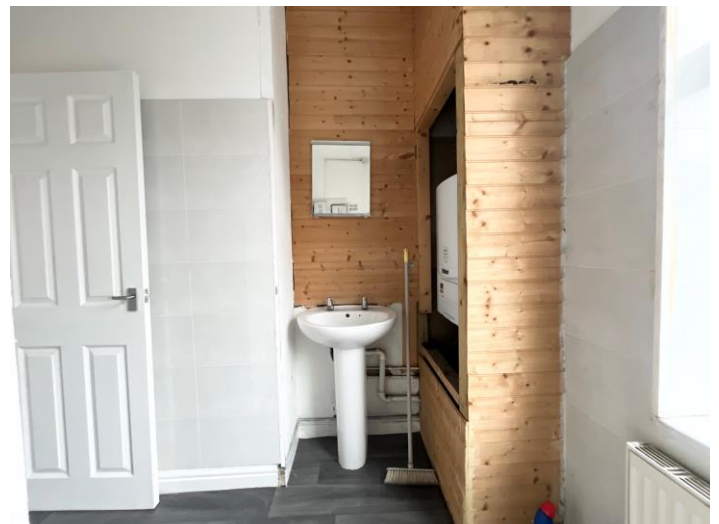
Nursery or Office 6'06 x 5'06

Ideal as a nursery, home office or dressing room, with UPVC double-glazed window to the side elevation and radiator.



Bathroom

Fitted with a panelled bath with electric shower over, pedestal wash hand basin, and low-level WC. Partially tiled walls, obscured UPVC double-glazed window to the front elevation, and combi boiler.



**Externally**

To the side of the property is a fully enclosed courtyard with gated access and additional access into the property.

EPC- E**Council tax- A****Tenure- Freehold**Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



