



73 Vivian Road

Fenton, ST4 3JG

Price £129,950



Here at Carters, we are delighted to introduce this spacious three-bedroom, mid-terrace property ideally positioned in a convenient location and offering generous accommodation throughout. With its excellent proportions and no onward chain, this is a property that is sure to attract plenty of interest from first time buyers and investors alike.

Step inside and you are welcomed by two fantastic reception rooms offering the flexibility to create separate living and dining spaces. The front reception room is particularly inviting featuring a charming bay window and fireplace which provide a wonderful focal point, while flooding the room with natural light.

To the rear, the fitted kitchen provides a practical and well-equipped space, with ample worktop area, an integrated fridge and separate integrated freezer, as well as tiled flooring. The ground floor bathroom is conveniently located at the rear of the property and has been finished in a clean, modern style, with partially tiled walls and easy-to-maintain vinyl tile effect flooring.

Upstairs, you'll find three generously sized bedrooms all with recently fitted carpets and each offering good natural light and versatile accommodation ideal for a growing family, home office or those looking for additional space. The stairs and landing also benefit from recently fitted carpets.

Outside, the property continues to impress with a small front garden providing a pleasant and private frontage, while the rear yard offers useful outdoor space for relaxing. A rear gate leads directly onto the ginnel, providing convenient access for taking bins out.

Early viewing is highly recommended to avoid missing out on this fantastic property.

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Entrance hallway

UPVC double glazed entrance door to the front elevation.
Feature archway with corbels. Built in under stairs storage cupboard. Dado rail. Radiator. Laminate flooring.

Living room

13'10" x 10'9" (4.22m x 3.28m)
UPVC double glazed bay window to the front elevation.
Coving to the ceiling. Feature wall paneling. Feature fireplace with stone surround, mantle and hearth. Radiator. Laminate flooring.

Dining room

14'2" x 12'2" (4.32m x 3.71m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Feature wall paneling. Electric fireplace with modern surround. Radiator. Laminate flooring. Access to stairs to the first floor.

Stairs and landing

Dado rail. Radiator. Carpet.

Kitchen

9'11" x 8" (3.02m x 2.44m)
UPVC double glazed window to the side elevation.
Modern kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Separate integrated fridge and integrated freezer. Partially tiled walls. Stainless steel one and a half bowl sink with a mixer tap and drainer. Space and plumbing for a washing machine. Built in electric cooker and four ring electric hob. Radiator. Tiled flooring.

Rear hallway

UPVC double glazed entrance door to the side elevation leading to the rear courtyard garden. Vinyl tiled flooring.

Bathroom

UPVC double glazed window to the side elevation.
Three piece white bathroom suite comprising of; a pedestal wash hand basin, mid-level W.C and a panel bath with over head shower. Partially tiled/aqua paneling. Radiator. Vinyl tiled flooring.

Bedroom One

14'4" x 11'2" (4.37m x 3.40m)
UPVC double glazed window to the front elevation.
Access to the loft. Dado rail. Wall mounted reading lamps. Ariel TV point. Carpet.

Bedroom Two

12'3" x 10'11" (3.73m x 3.33m)
UPVC double glazed window to the rear elevation.
Dado rail. Radiator. Carpet.

Bedroom Three

9'10" x 8'2" (3.00m x 2.49m)
UPVC double glazed window to the side elevation.
Built in storage cupboard which encloses the boiler. Dado rail. Radiator. Carpet.

Externally

To the rear is a paved courtyard with access via the rear gate to the ginnel for bin access.

Additional information

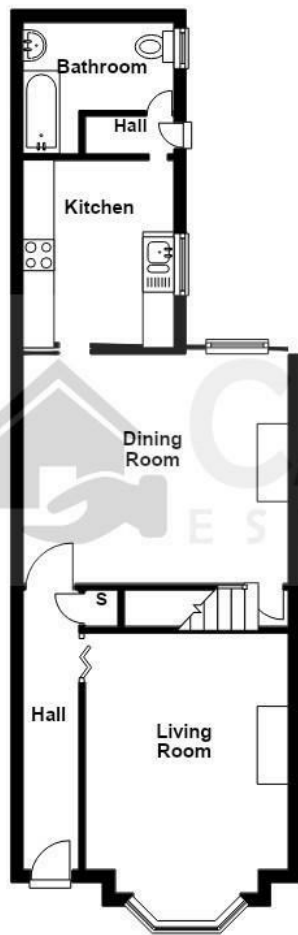
Freehold.
Council Tax Band A.
Total Floor Area: 93 sq meters/1001 sq ft.

Disclaimer

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Tel: 01782 470391

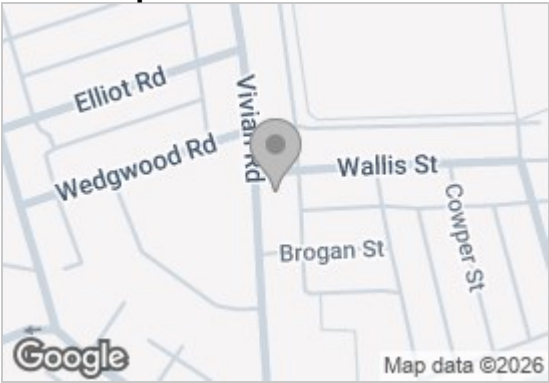
Ground Floor



First Floor



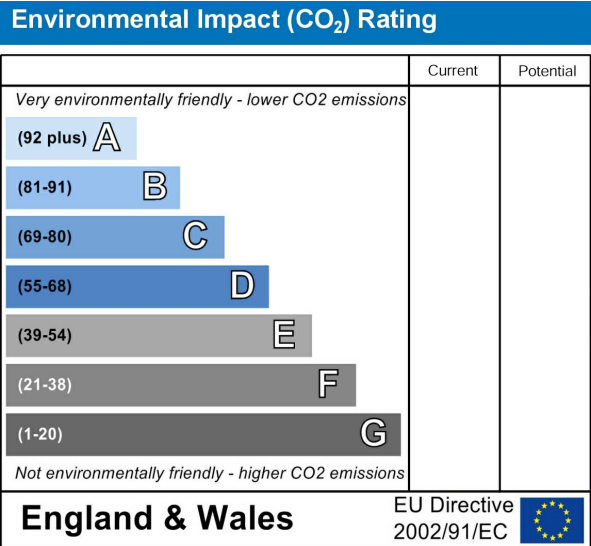
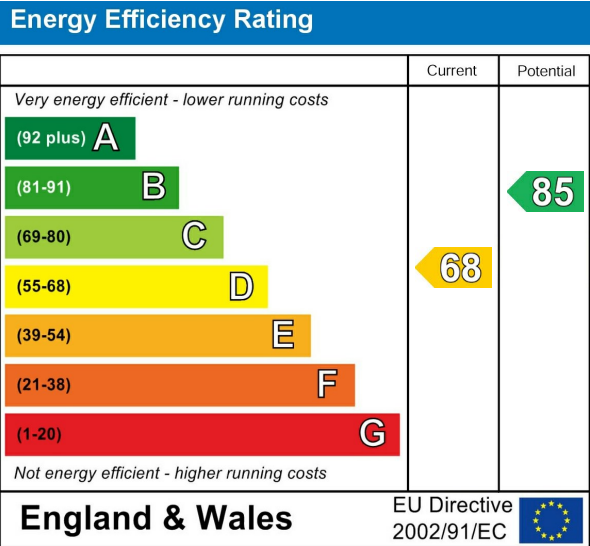
Road Map



Hybrid Map



Energy Efficiency Graph



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.