



**Philip Street
Stoke-On-Trent, ST4 3HY**

Offers in Excess of £90,000

GGO
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MAIN FEATURES:

- **Spacious First Floor Apartment with Private Entrance**
- **Fitted Kitchen**
- **Good Size Lounge/Diner**
- **Two Double Bedrooms & Shower Room/WC**
- **Well Maintained Shared Garden with Workshop**

Situated in the popular residential area of Fenton, this spacious and well-presented first floor flat offers an excellent opportunity for first-time buyers, downsizers or buy-to-let investors. Benefitting from its own private entrance, the property provides comfortable and practical accommodation throughout. The accommodation comprises a fitted kitchen, a generous lounge/dining room offering plenty of space for relaxing and entertaining, two well-proportioned double bedrooms, and a modern shower room with WC. Externally, the property enjoys access to a shared garden, complete with a useful workshop, ideal for storage or hobbies.

Philip Street enjoys a convenient location with a wide range of local amenities close by, including supermarkets, shops, schools and healthcare facilities. Excellent transport links provide easy access to Stoke-on-Trent city centre, the A50, A500 and M6, making it ideal for commuters. The area is also well served by regular bus routes and is within easy reach of Longton and Stoke railway stations. Offering spacious accommodation, a convenient location and excellent value for money, this attractive flat is ready to move straight into and is sure to appeal to a variety of purchasers. Early viewing is highly recommended to fully appreciate everything this property has to offer.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions
or information you need.

Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.



We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.
For further information contact us:
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E: info@getanoffer.co.uk

We're Open:
8am – 8pm 7 days a week

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