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the best move you'll make

Estate Agents

Letting and Management Specialists



24 Alferton Road, Fenton, Stoke-On-Trent, ST4 2NY

£160,000

- Two Bedrooms
- White Bathroom Suite
- No Chain
- Garage
- Fitted Kitchen
- UPVC DG & Gas CH
- South Facing Rear Garden
- Cosmetic Modernisation Required

A two-bedroom semi-detached bungalow situated in the popular residential area of Fenpark, offered for sale with the added benefit of no onward chain!

The property has been well maintained over the years and provides comfortable accommodation throughout. Whilst perfectly habitable in its current condition, it would benefit from a programme of cosmetic modernisation, presenting an excellent opportunity for purchasers to personalise and enhance the property to their own tastes and requirements.

The accommodation comprises a welcoming lounge, fitted kitchen, two bedrooms and a bathroom, all arranged on one level for ease of living.

Externally, the property enjoys a delightful south-facing rear garden, providing an ideal space to relax and enjoy the sunshine throughout the day. To the front, a driveway offers convenient off-road parking.

Situated close to local amenities, transport links, and other everyday conveniences, this bungalow represents an excellent opportunity for downsizers and first-time buyers!

Early viewing is highly recommended to appreciate the potential and desirable location on offer.



ENTRANCE HALL

UPVC double glazed door. Vinyl flooring. Radiator. Access to the boarded loft via a loft ladder.

KITCHEN

11'01 x 7'09 (3.38m x 2.36m)

UPVC double glazed window. Vinyl flooring. Range of wall cupboards and base units with a wall mounted extractor fan. Concealed Vailant gas boiler for central heating. Store cupboard containing hot water cylinder.

LIVING ROOM

15'06 max x 11'01 (4.72m max x 3.38m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

BEDROOM ONE

12'05 x 8'03 (3.78m x 2.51m)

UPVC double glazed patio door into the garden (No key to right hand door). Fitted carpet. Radiator.

BEDROOM TWO

10'06 x 8'04 (3.20m x 2.54m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

7'07 x 5'05 (2.31m x 1.65m)

UPVC double glazed window. Vinyl flooring. Radiator. Bath with shower over, wc and wash basin.

OUTSIDE

To the rear of the property there is a south facing garden with a paved area, lawn, timber shed and greenhouse.

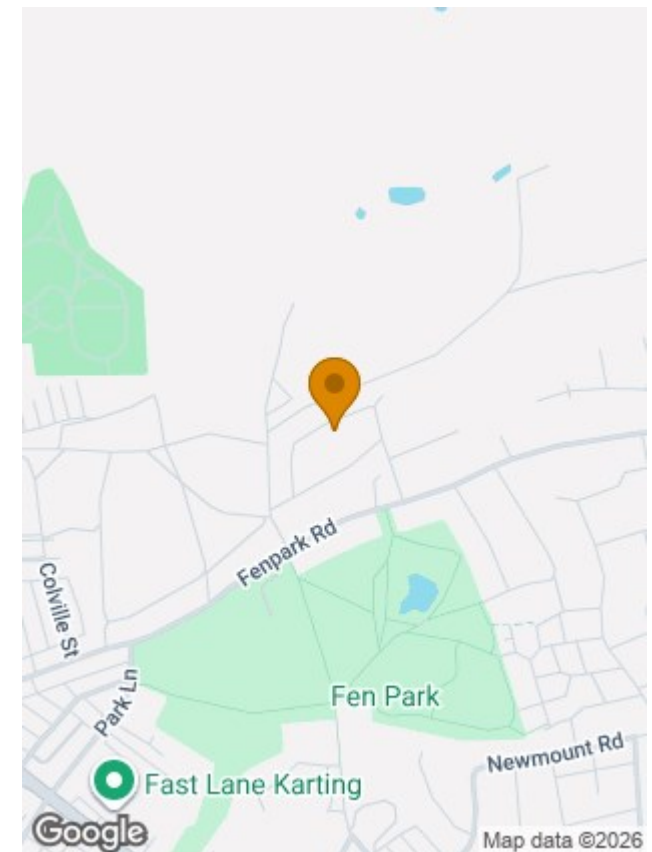
To the front there is a lawn with borders and a tarmac surfaced driveway leads to a...

DETACHED GARAGE





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	



MATERIAL INFORMATION

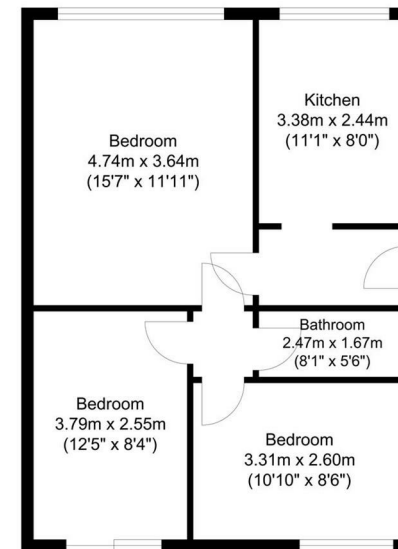
Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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