

86 Carron Street Fenton, Stoke-On-Trent, ST4 3DS

Pack up your troubles in your old kit bag and let me hand you the keys to your new home. I offer you Carron Street, the perfect first time buyer purchase or investor buy. Immaculately presented throughout the accommodation on offer comprises two reception rooms, modern fitted kitchen, shower room and two double bedrooms. Externally the property benefits from a rear paved courtyard. Located in the popular area of Fenton close to local amenities, schooling and commuter links to the main town centre. So pack up your troubles in your old kit bag, and smile, smile, smile because you have found your new home. Call today to book a viewing.

£94,950

86 Carron Street

Fenton, Stoke-On-Trent, ST4 3DS



- SPACIOUS MID TERRACED PROPERTY
- SHOWER ROOM
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- MODERN FITTED KITCHEN
- REAR COURTYARD

GROUND FLOOR

Dining Room

14'5" x 14'4" (4.40 x 4.39)

The property has an entrance door to the front aspect coupled with a double glazed window to the front. Fireplace. Telephone point and radiator.

Lounge

12'2" x 11'3" (3.72 x 3.43)

A double glazed window overlooks the rear aspect. Fireplace housing electric fire. Television point and radiator.

Kitchen

15'10" x 6'3" (4.85 x 1.93)

A double glazed window overlooks the side aspect coupled with a double glazed access door leading out to the rear garden. Fitted with a range of wall and base storage units with inset

stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven, gas hob with cooker hood above. Space and plumbing for fridge/freezer, washing machine and tumble dryer. Storage cupboard and radiator.

Shower Room

7'1" x 5'1" (2.18 x 1.55)

A double glazed window overlooks the side aspect. Fitted with a suite comprising double shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Ceiling spotlights and radiator.

FIRST FLOOR

Bedroom One

11'3" x 11'1" (3.45 x 3.39)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Two

12'4" x 11'3" (3.77 x 3.43)

A double glazed window overlooks the rear aspect. Loft access hatch. Storage cupboard housing Glow Worm combi boiler.

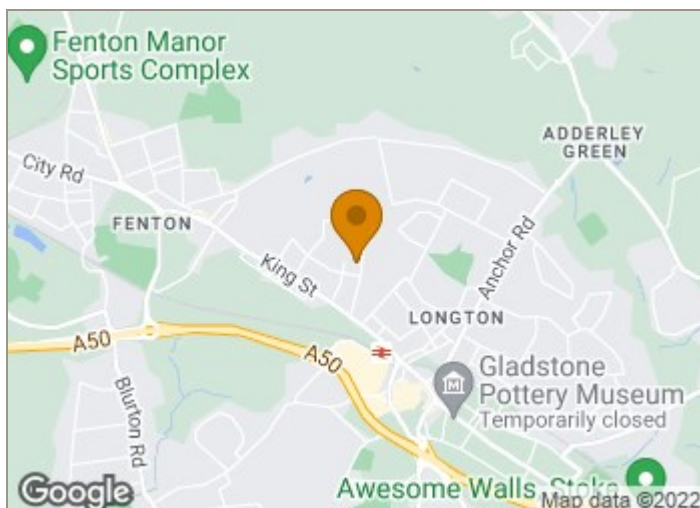
EXTERIOR

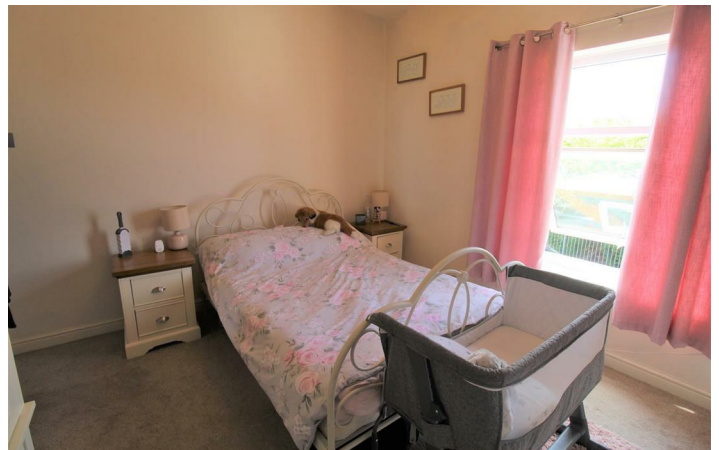
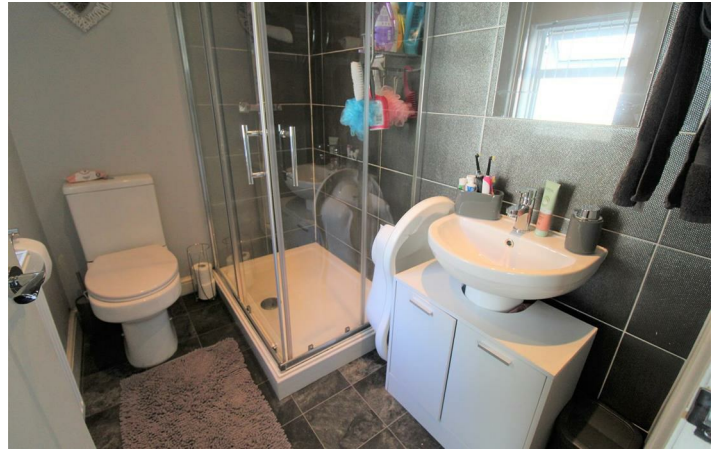
To the rear the property has a paved courtyard with rear access gate.

Council Tax Band

Council Tax Band A.

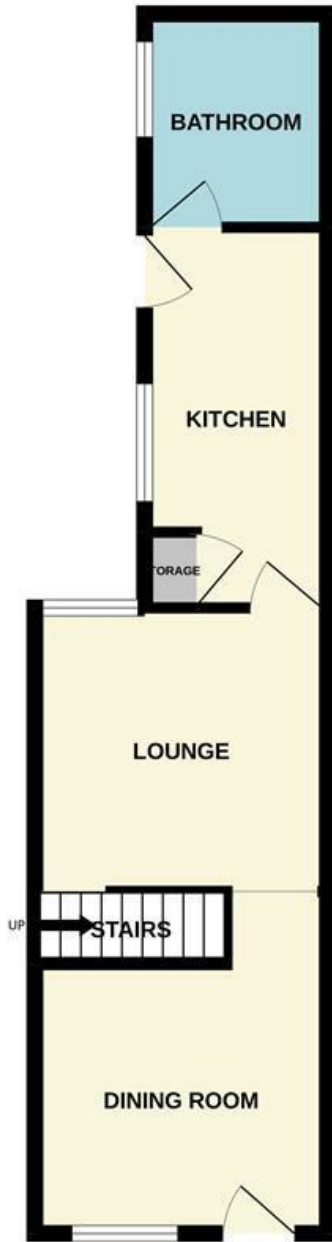
Purchaser should seek confirmation prior to completion



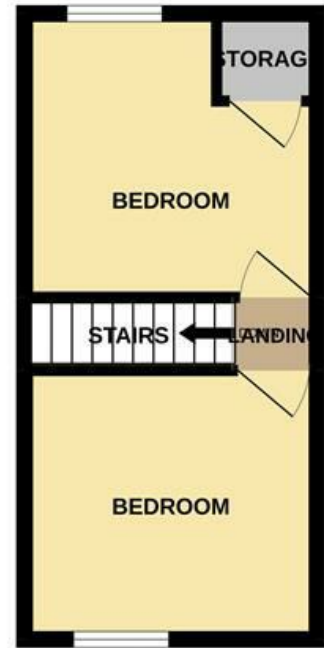


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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