



3 Felstead Street

, Stoke-On-Trent, ST2 7HJ

In the soulful words of Bob Marley, "Don't worry about a thing, Cause every little thing is gonna be alright" Let me take the stress out of your property search and make it plain and simple. I offer you a beautifully maintained, mid terraced property on Felstead Street. Located in the desirable area of Baddeley Green, popular with first time buyers and a great investor market for rental purposes. This spacious property comprises of a lounge, dining room, kitchen, two double bedrooms, one with a shower room and a bathroom to the ground floor. Externally, there is a courtyard rear garden with pallet seating area. So don't worry about a thing, stress free and pick up the phone and call us to book a viewing today.

Offers in excess of £120,000

3 Felstead Street , Stoke-On-Trent, ST2 7HJ



- IMMACULATE TERRACED PROPERTY
- MODERN FITTED BATHROOM
- PAVED REAR YARD
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN
- UPSTAIRS SHOWER ROOM
- EARLY VIEWING A MUST

GROUND FLOOR

Lounge

10'11" x 10'8" (3.34 x 3.26)

A UPVC door and window to the front aspect. Electric fireplace and radiator.

fridge/freezer. Central heating boiler and radiator.

Bedroom Two

11'7" x 9'6" (3.55 x 2.90)

A UPVC window looks out to the front aspect. Built in wardrobes and radiator.

Dining Room

11'9" x 10'7" (3.60 x 3.25)

A UPVC window looks out to the rear aspect. Under-stair storage cupboard, electric fire and radiator. Door to the staircase.

Bathroom

4'11" x 4'0" (1.52 x 1.24)

A UPVC window looks out to the side aspect. Fitted suite comprising of bath with shower over head, Low Level WC and wash hand basin. Partly tiled walls, extractor and wall mounted electric heater.

EXTERIOR

To the rear there is a fully enclosed paved courtyard and pallet seating area.

Kitchen

11'5" x 5'11" (3.50 x 1.82)

A UPVC window looks out to the side aspect and a UPVC door opens to the side yard. Fitted with a range of wall and base storage units, and coordinating works surface areas. Stainless steel inset sink and drainer, electric oven and hob with extractor fan above. Space and plumbing for a washing machine and

FIRST FLOOR

First Floor Landing

Stairs from the ground floor.

Loft access hatch.

Bedroom One

11'11" x 10'7" (3.64 x 3.24)

A UPVC window looks out to the rear aspect. Radiator. Door to the shower room.

Shower Room

6'1" x 1'10" (1.86 x 0.58)

Fitted with a shower cubicle and wash hand basin. Fully tiled walls and extractor fan.



Floor Plan



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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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	