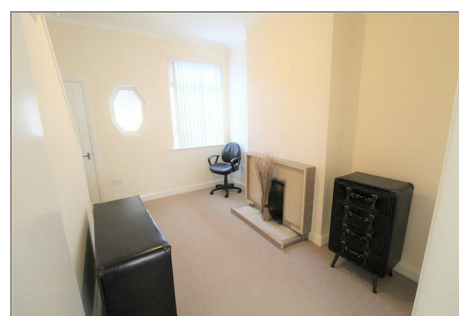




7 Welby Street

Fenton, Stoke-On-Trent, ST4 4PJ

GRAB YOUR COAT and head on down to FENTON to view this beautiful two bed terraced property!! located on Welby Street the property offers two good sized reception rooms, galley fitted kitchen, modern ground floor bathroom and TWO double bedrooms! Located in a popular area grab your shoes and hurry on down to view this property before its GONE, GONE, GONE!

Offers in excess of £69,950

7 Welby Street

Fenton, Stoke-On-Trent, ST4 4PJ



- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED TERRACED PROPERTY
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Open plan lounge

14'7" x 10'11" (4.45 x 3.33)

A double glazed window and door overlooks the front aspect. Features an Electric fireplace and wall mounted radiator. TV point.

Open plan dining room

12'0" x 10'11" (3.68 x 3.33)

A double glazed window over looks rear aspect. Non functioning fire place and wall mounted radiator. Under stairs storage cupboard.

Kitchen

13'11" x 6'2" (4.26 x 1.89)

Two double glazed windows overlooking side aspect. Fitted with a range of wall and base storage units with an inset stainless steel sink and

side drainer plus work surface areas.

Features an electric oven and gas hob.

Plumbing for a washing machine.

Cupboard houses central heating boiler. Wall mounted radiator and laminate flooring.

Rear porch

A double glazed door provides access to rear courtyard. Built in cupboard with space for fridge/freezer. Laminate flooring.

Bathroom

7'8" x 6'1" (2.35 x 1.86)

A double glazed window overlooks the side aspect. Fitted with a suite comprising of a bath with mixer tap and shower attachment, a wash hand basin and low level W.C. Partly tiled walls, extractor fan. Wall mounted radiator.

FIRST FLOOR

Bedroom one

11'3" x 10'11" (3.43 x 3.34)

A double glazed window overlooks the front aspect. wall mounted radiator.

Bedroom two

12'2" x 10'10" (3.72 x 3.32)

A double glazed window overlooks the rear aspect. two storage cupboards and wall mounted radiator.

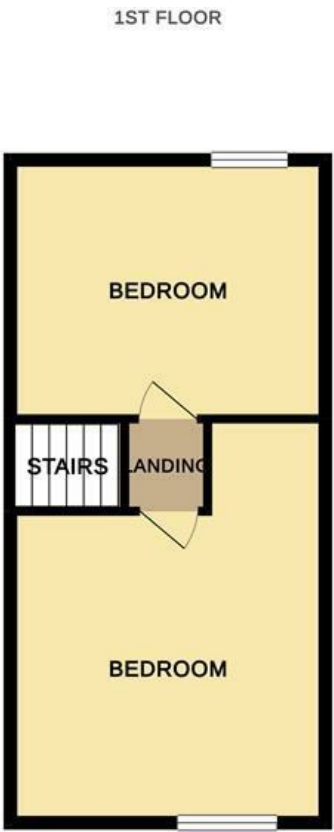
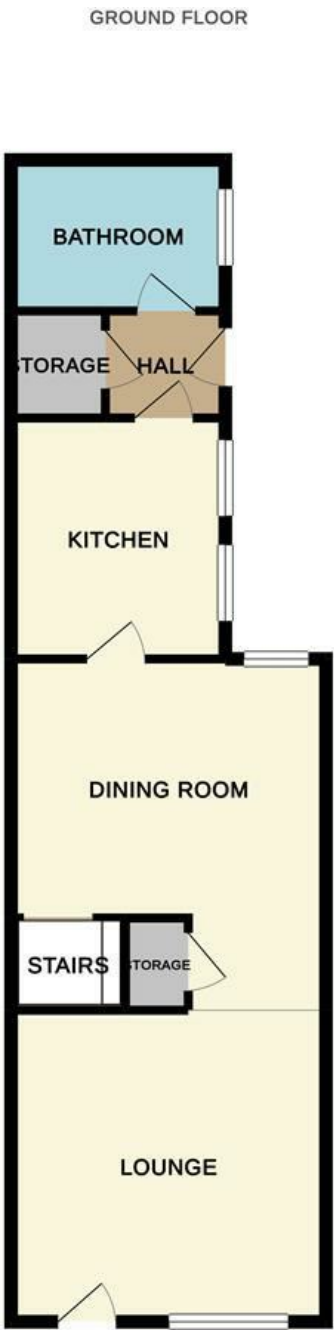
EXTERIOR

To the rear of the property there is a paved courtyard with rear gate access.





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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