



38 Beville Street

Fenton, Stoke-On-Trent, ST4 2LH

I have a special delivery for you! I have lovingly wrapped it up in the perfect bow, shiny and bright, a pure delight! Its ready and waiting for you to peel away the paper and step inside. I offer you this beautiful, semi detached property on Beville Street. This gift to you will be one to be excited about. The accommodation on offer comprises; of a large lounge, modern fitted kitchen, conservatory, two double bedrooms and contemporary bathroom. Benefiting from off road parking and gardens to the front and the rear, all you will need is the keys. Located in Fenton, close to local amenities, park walks and excellent commuter links to the main town centre. This gift has your name on it, what are you waiting for, peel off that bow and make it yours. Call today to book a viewing.

£149,950

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- WELL PRESENTED SEMI DETACHED
- CONSERVATORY
- CONTEMPORARY BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE
- VIEWING IS A MUST!
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

9'4" x 6'3" (2.86 x 1.93)

A double glazed door and window to the front aspect. Radiator. Stairs leading to first floor.

Lounge

14'2" x 11'6" (4.33 x 3.53)

A double glazed window overlooks the rear aspect and double glazed patio doors, lead into the conservatory to the rear. Electric fireplace, radiator, TV and telephone point.

Kitchen

9'1" x 7'2" (2.77 x 2.19)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units, with inset stainless steel sink, drainer and mixer tap. Co-ordinated work surfaces, partly tiled walls and tiled flooring. Integrated appliances include; gas hob with cookerhood above and electric oven. Space for fridge freezer and plumbing for washing machine. Radiator

Conservatory

9'2" x 8'10" (2.80 x 2.71)

UPVC construction. Surround double glazed windows to the side and rear aspect. UPVC door to the side aspect.

FIRST FLOOR

Landing

Stairs from the ground floor. Loft access hatch and radiator.

Bedroom One

10'8" x 9'3" (3.27 x 2.82)

A double glazed window overlooks the front aspect. Door to cupboard housing combi boiler. Storage Cupboard/Wardrobe.

Bedroom Two

9'4" x 7'11" (2.87 x 2.43)

A double glazed window to the rear aspect. Radiator,

Bathroom

6'2" x 5'8" (1.88 x 1.74)

A double glazed window overlooks the rear aspect. Fitted with a shower cubicle, vanity mixer tap and low level W.C. Tiled walls and flooring. Wall mounted towel radiator.

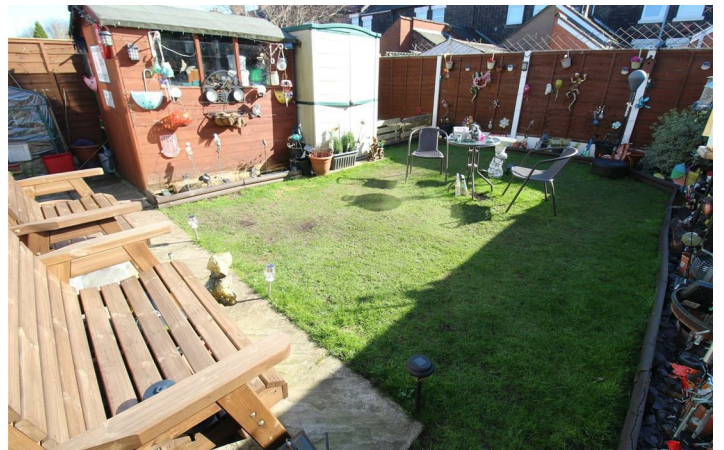
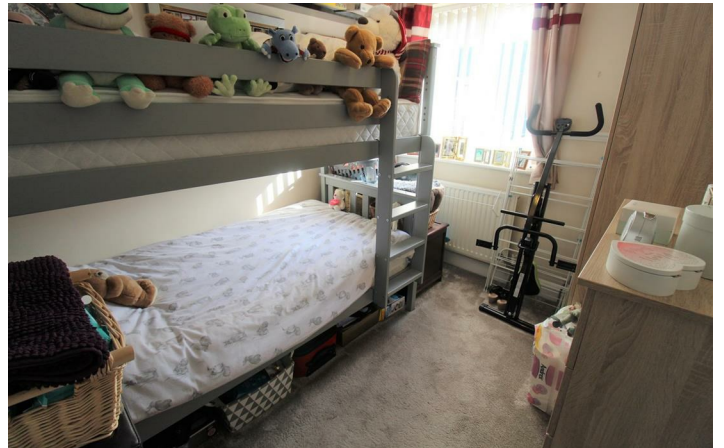
EXTERIOR

To the front, the property is lawned with a paved driveway leading down the side of the property, for ample off road parking. The rear, has a fully enclosed paved and laid to lawn garden with garden shed.

Council Tax Band

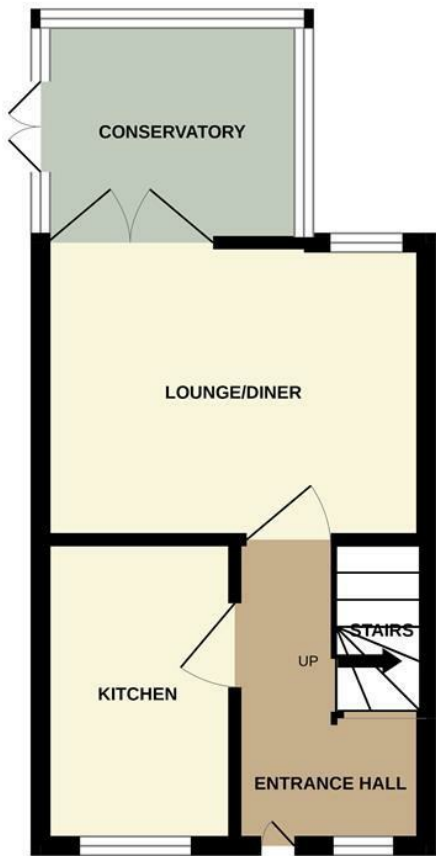
Council Tax Band B

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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