



10 Vivian Road

Fenton, Stoke-On-Trent, ST4 3JQ

Now, I've got you in my sights, with these hungry eyes! One look at you and I can't disguise, I've got hungry eyes! Let your eyes do the talking and fall head over heels in love with this spacious end town house property on Vivian Road! Move in ready the accommodation comprises lounge, modern fitted kitchen, cloakroom, two double bedrooms and contemporary family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed rear garden laid to lawn with paved patio seating areas. Located in the popular area of Fenton, close to local amenities. I've got a feelin' that won't subside, you will look at this and fantasize! You will want to make it yours tonight! Call today to book a viewing!

£129,950

10 Vivian Road

Fenton, Stoke-On-Trent, ST4 3JQ



- END TOWN HOUSE
- CLOAKROOM
- AMPLE OFF ROAD PARKING

- GOOD SIZED LOUNGE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN

- MODERN FITTED KITCHEN/ DINER
- BATHROOM
- NO UPWARD CHAIN, ARRANGE YOUR VIEWING NOW

GROUND FLOOR

Entrance Porch

3'11" x 3'5" (1.21 x 1.06)

A UPVC door to the front aspect. Radiator.

Lounge

14'4" x 13'3" (4.38 x 4.04)

A double glazed window to the front aspect. Gas fireplace and radiator. Television point. Stairs to the first floor.

Cloakroom

5'5" x 2'11" (1.67 x 0.89)

Fitted with a suite comprising low level W.C. and wash hand basin. Radiator and extractor fan.

Kitchen/Diner

13'1" x 8'8" (3.99 x 2.66)

Double glazed patio doors to the rear aspect and a double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer with mixer tap. Coordinating work surface areas and partly tiled walls.

Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Cupboard housing combi boiler. Radiator.

FIRST FLOOR

Landing

6'6" x 6'2" (2.00 x 1.89)

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

Bedroom One

13'2" x 8'10" (4.03 x 2.71)

A double glazed window to the rear aspect. Radiator.

Bedroom Two

13'2" x 6'8" (4.03 x 2.05)

A double glazed window to the front aspect. Radiator and door to storage cupboard.

Bathroom

6'11" x 6'3" (2.11 x 1.91)

Fitted with a suite comprising bath with shower above. Wash hand basin and low level W.C. Partly tiled walls and extractor fan. Radiator.

EXTERIOR

To the front of the property there is a tarmac drive providing off road parking. To the rear there is an enclosed laid to lawn garden with mature shrubs.

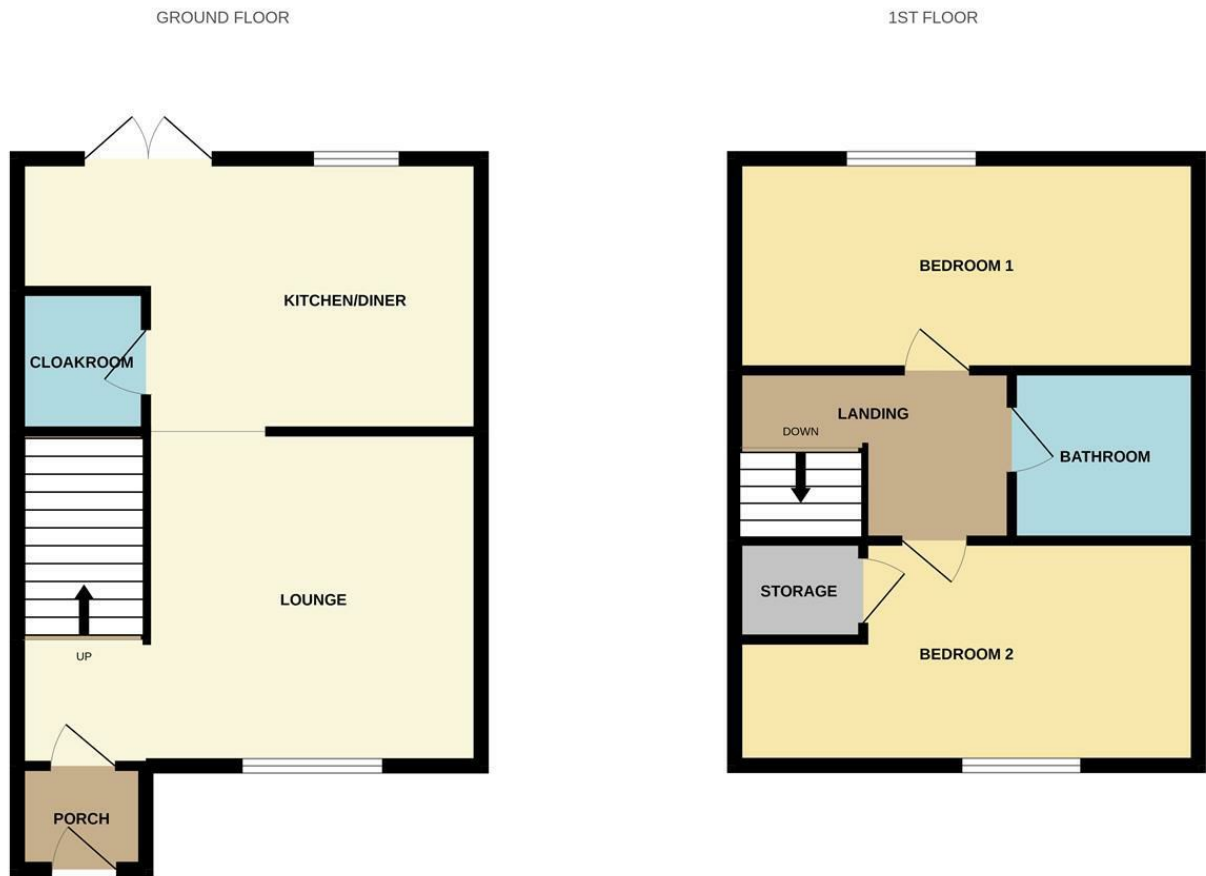
Council Tax Band

Council Tax Band- A

Purchaser should seek confirmation prior to completion.



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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