

47 Park Street, Fenton, Stoke On Trent, Staffs, ST4 3JB



Freehold Offers in excess of £199,950

Bob Gutteridge Estate Agents are delighted to bring to the market this immaculately presented and up to date modern day end town house situated in this convenient Fenton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A50 & A500. This modern day home offers the comforts of gas central heating along with Upvc double glazing and in brief the desirable and spacious living arrangement comprises of entrance hall, downstairs WC, lounge, fitted kitchen / dining room, conservatory and to the first floor are three generous bedrooms along with a first floor bathroom plus access to the second floor where a generous master bedroom can be located which offers a walk in wardrobe and spacious en-suite shower room. Externally the property offers a fore court along with an enclosed rear garden plus access to a brick garage with a parking space to the front. This generous sized home should be viewed at a potential purchasers earliest convenience !

ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, engineered oak flooring, battery and mains smoke alarm, panelled radiator, power points, stairs to first floor landing and doors to rooms including;

DOWNSTAIRS WC 1.93m maximum x 1.27m (6'4" maximum x 4'2")

With Upvc double glazed frosted window to front, enclosed light fitting, a white suite comprising of low level WC, pedestal sink unit with ceramic splashback tiling, vinyl cushion flooring and panelled radiator.



LOUNGE 4.55m x 3.81m (14'11" x 12'6")

With Upvc double glazed window to front, two pendant light fitting, panelled radiator, engineered oak flooring, BT telephone point & Lila connection point (Subject to usual transfer regulations), power points, door to understairs store and double doors provide access off to;



OPEN PLAN FITTED KITCHEN / DINING ROOM 4.83m x 3.05m (15'10" x 10'0")

With Upvc double glazed French doors to rear, Upvc double glazed window to rear, two pendant light fittings, engineered oak flooring, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring brushed stainless steel gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling, plumbing for automatic washing machine, plumbing for dishwasher, space for American fridge/freezer, double panelled radiator, power points and door to a built in Baxi 200 boiler providing the domestic hot water and central heating systems. Access leads off to;



UPVC DOUBLE GLAZED CONSERVATORY 2.21m x 2.18m (7'3" x 7'2")

With Upvc double glazed panels to sides and rear, Upvc double glazed patio door to side, vinyl cushion flooring and wall light fitting.



FIRST FLOOR LANDING

With two pendant light fittings, battery and mains smoke alarm, panelled radiator, power points and door to a built in airing cupboard housing the hot water cylinder and doors to rooms including;



BEDROOM TWO (FRONT) 3.28m x 2.84m (10'9" x 9'4")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



BEDROOM THREE (REAR) 3.07m x 2.57m (10'1" x 8'5")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM FOUR (REAR) 3.07m x 2.13m (10'1" x 7'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, Lila connection point and power points.



FIRST FLOOR BATHROOM 2.21m x 1.85m (7'3" x 6'1")

With Upvc double glazed frosted window to front, ceramic half wall tiling, a white suite comprising of low level WC, pedestal sink unit, panel bath unit with mixer tap plus shower attachment, aqua boarding, panelled radiator and wood effect flooring.



SECOND FLOOR LANDING

With pendant light fitting, battery and mains smoke alarm, panelled radiator and door leads off to;

BEDROOM ONE 4.27m x 4.62m reducing to 2.87m (14'0" x 15'2" reducing to 9'5")

With two Upvc double glazed windows to rear, pendant light fitting, two panelled radiators, power points, TV aerial connection point, built in storage cupboard and access to;



WALK IN WARDROBE

With pendant light fitting, access to loft space, recessed area providing space for freestanding wardrobes and door leads off to;



EN-SUITE SHOWER ROOM 3.40m x 1.42m (11'2" x 4'8")

With Upvc double glazed frosted window to front, extractor fan, enclosed light fitting, double panelled radiator, a white suite comprising of low level WC, pedestal sink unit, walk in double shower enclosure with thermostatic direct flow shower, ceramic splashback tiling and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by metal works along with garden brick walls, a metal gate provides pedestrian access to the front of the property, bark & stone chipping providing ease of maintenance and a paved pathway.

ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a timber gate provides pedestrian access to the side of the property, paved pathway, lawn section, garden timber shed and a paved area provides ample patio and sitting space.



GARAGE 5.94m x 2.79m (19'6" x 9'2")

With up and over door and ample domestic external storage space.



COUNCIL TAX

Band 'C' amount payable to City of Stoke On Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

CHARGES NOTE NOTE

All parties please note that the garage is leasehold which incurs an annual ground rent of £30 per annum.

There is a communal charge on the development of approximately £450 per annum which is for the grounds up keep, lighting and maintenance as required.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

