

**Withington Road Fegg Hayes Stoke-On-Trent ST6 6RT**



**Offers In The Region Of £130,000**

A good sized THREE BEDROOM semi we have for you here -  
In Fegg Hayes with amenities so very near -  
A blank canvas so you can make the property your own -  
Somewhere beautiful to call your new home -  
A lounge, breakfast kitchen and utility area on the ground floor -  
Plus a shower room, need I say more? -  
If this sounds like the ideal property for you -  
Then pick up the phone and arrange to view!

Nestled in the popular location of Withington Road in Fegg Hayes, this semi-detached house is a hidden gem waiting to be discovered. As you step into the property, you are greeted by an entrance hallway leading to a cosy lounge and breakfast kitchen, perfect for creating culinary masterpieces. Boasting three bedrooms and a convenient shower room, this home offers ample space for a growing family or those in need of a home office. The property features double glazing and central heating, ensuring comfort all year round. Outside, the generous gardens provide a tranquil retreat where you can unwind and enjoy the fresh air. With off-road parking, convenience is at your doorstep. Although some general updating is required, this property presents a fantastic opportunity to add your personal touch and create the home of your dreams. Plus, with no upward chain, the path to making this house your own is clear and hassle-free. Don't miss out on the chance to own this semi-detached in a popular location. Book a viewing today and start envisioning the endless possibilities this property has to offer.

#### Entrance Hallway

Upvc door to the front aspect. Radiator.

#### Lounge

19'6" x 10'4" max (5.96 x 3.15 max)

Double glazed bow window to front aspect. Feature fireplace which extends to the TV display area. Radiator. Patio door to the rear aspect.

#### Breakfast Kitchen

11'5" x 11'3" (3.49 x 3.43)

Fitted kitchen with a range of wall mounted unit, worktops incorporating drawers and cupboards below. Stainless steel sink with single drainer. Plumbing for automatic washing machine. Space for cooker. Two double glazed windows. Space for breakfast kitchen.

#### Utility Area

8'3" x 8'0" (2.53 x 2.45)

Double glazed window to the front aspect. Worktops with cupboard below. Wall mounted gas central heating boiler. Upvc door to the side aspect. Space for tumble dryer. (please note there is no plumbing for washing machine in this area)

#### First Floor

#### Landing

Useful storage cupboard. Loft access.

#### Bedroom One

13'9" x 10'7" narrowing to 8'4" (4.20 x 3.25 narrowing to 2.56)

Double glazed window. Radiator.



#### Bedroom Two

10'10" x 10'5" (3.31 x 3.18)

Double glazed window. Radiator.

#### Bedroom Three

10'4" max x 8'5" max (3.17 max x 2.58 max)

Double glazed window. Radiator.



## Shower Room

7'6" x 5'6" (2.31 x 1.68)

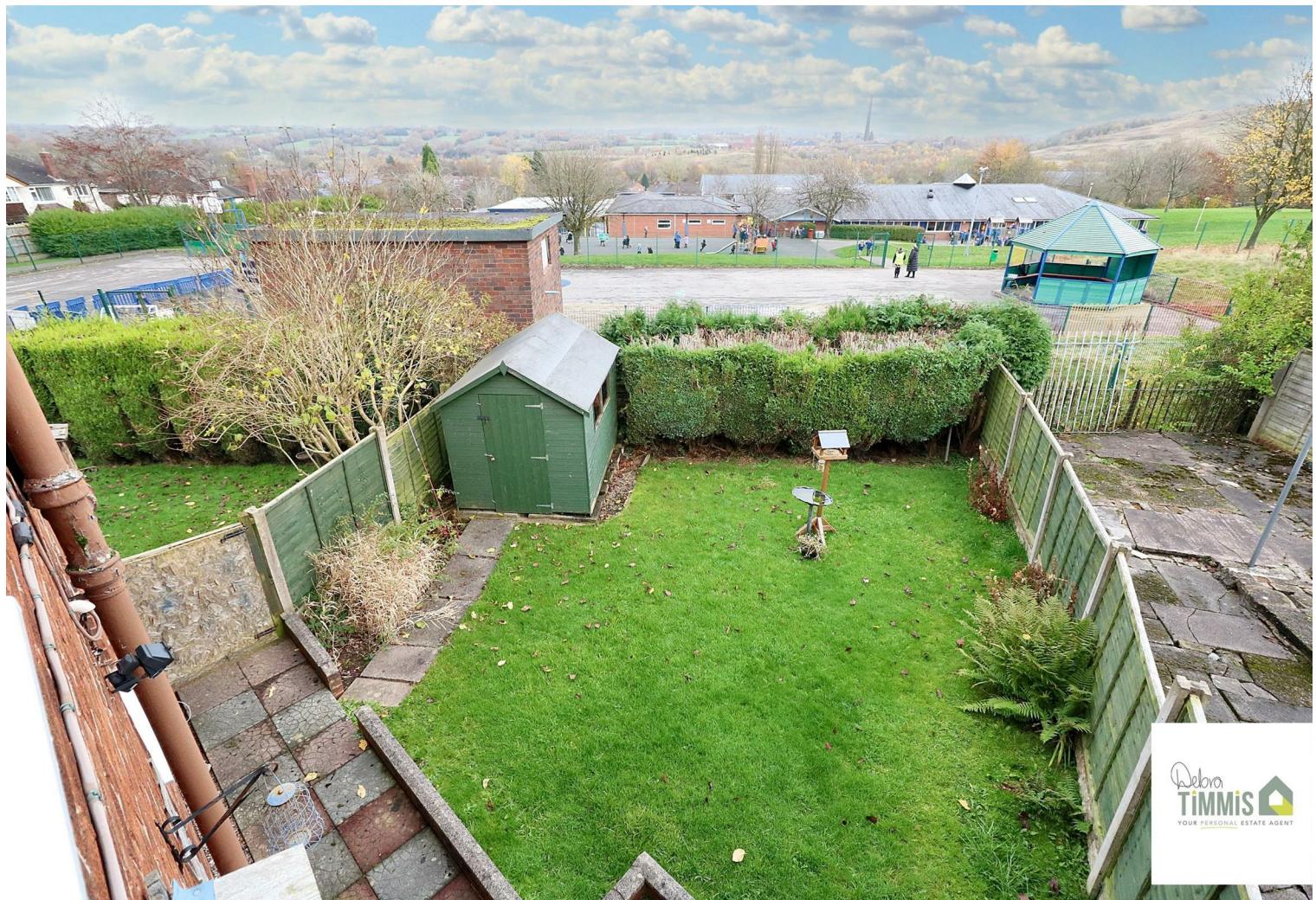
Double glazed window. Mains shower, pedestal wash hand basin and low level WC. Part tiled walls. Radiator.



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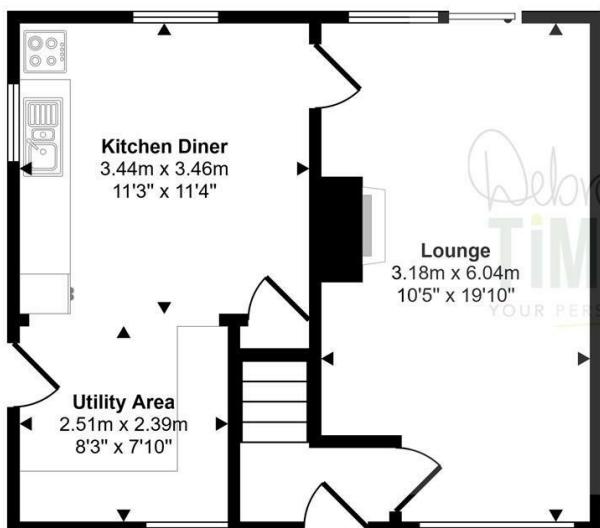
## Externally

Low maintenance frontage providing off road parking.  
Lawn gardens to the side and rear aspects.

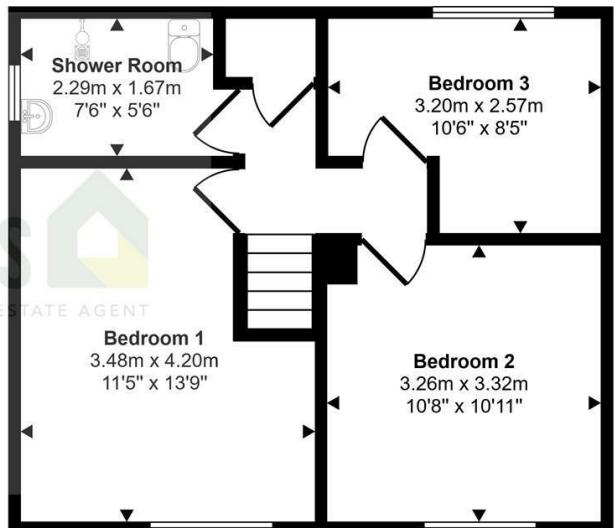


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Approx Gross Internal Area  
82 sq m / 887 sq ft

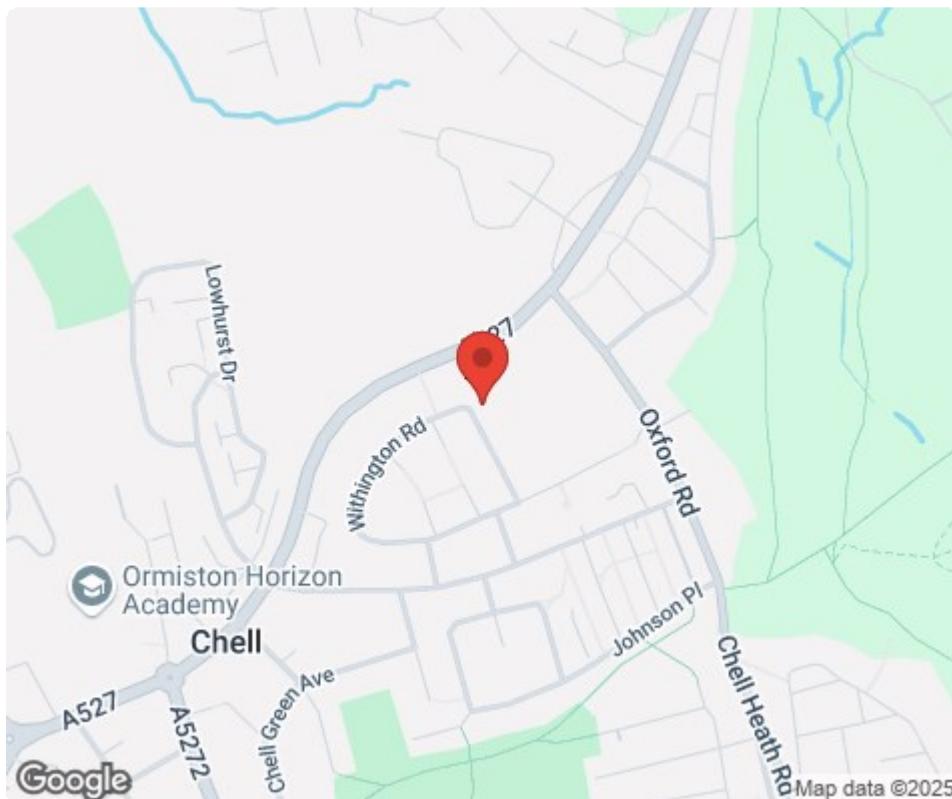


Ground Floor  
Approx 41 sq m / 440 sq ft



First Floor  
Approx 41 sq m / 446 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	68
(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