



Nelson Street,  
Fenton



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# Offers in Excess of £100,000

A well presented two bedroom mid terraced house in the popular location of Fenton. Local to Staffordshire University and Stoke Railway Station. The property benefits from two reception rooms, modern kitchen and first floor bathroom. Externally the property has a paved yard with gated access. Located close to amenities, commuter links and schools. Viewing is highly advised. No Chain!





## Ground Floor

### Reception Room One

3.41m x 3.38m (11' 2" x 11' 1") A double glazed bay window to the front, UPVC door and radiator.

### Reception Room Two

3.72m x 3.36m (12' 2" x 11' 0") A double glazed window to the rear and radiator.

### Kitchen

4.50m x 1.70m (14' 9" x 5' 7") A range of wall and base units with worktops, sink basin, plumbing for a washing machine, cooker and space for a fridge freezer, radiator, double glazed window, radiator and UPVC door.

## First Floor

### Landing

Stairs leading to the loft room.

### Bedroom One

3.42m x 2.45m (11' 3" x 8' 0") A double glazed window to the front, radiator and storage space.

### Bedroom Two

3.76m x 1.92m (12' 4" x 6' 4") A double glazed window to the rear, storage space and radiator.

### Bathroom

2.71m x 1.34m (8' 11" x 4' 5") A white suite with a bath, pedestal hand wash basin, w/c, double glazed window and radiator.

## Second Floor

### Loft Room

3.40m x 3.14m (11' 2" x 10' 4") A useful space for storage with velux window.

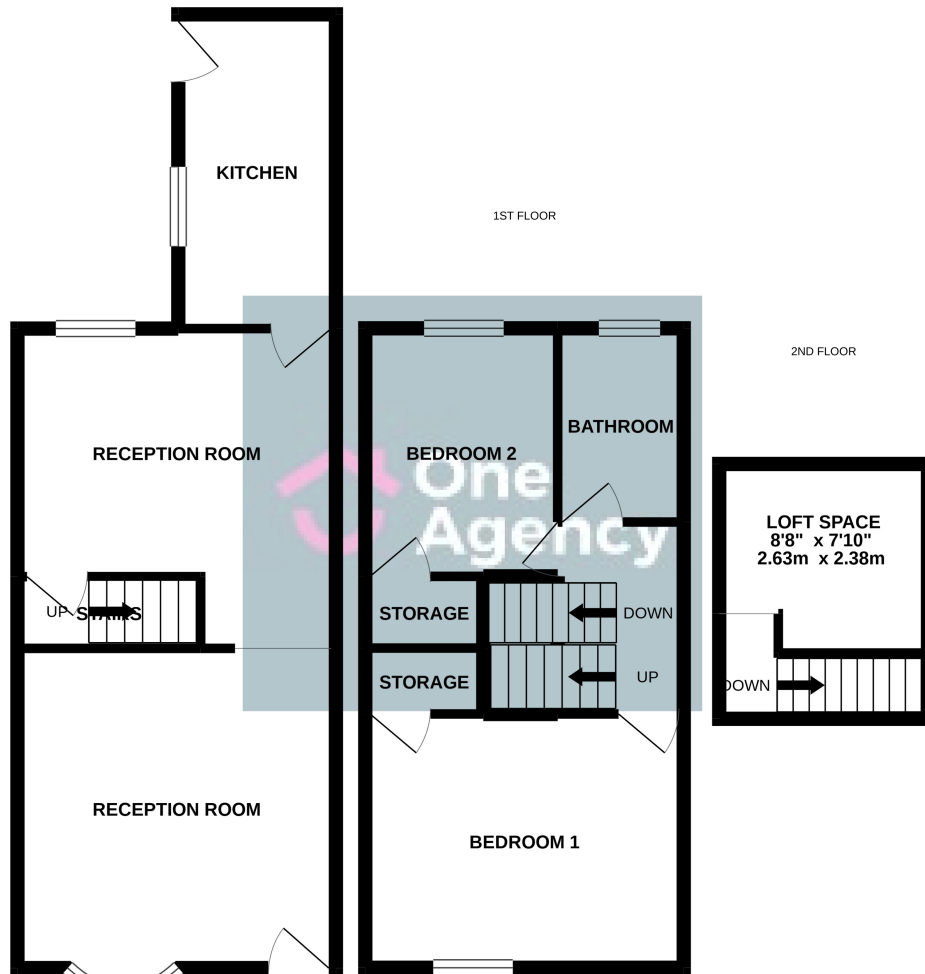
## External

A paved rear courtyard area.

## AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.





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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