



Best Street,  
Fenton



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in the Region of £87,000

This well-located two-bedroom mid-terrace house offers a practical layout with a living room, kitchen, and bathroom on the ground floor. Upstairs, you'll find two comfortable bedrooms, providing ample space for a small family or couple. Outside, there is a small rear yard. While the property may require some cosmetic updates, it presents a great opportunity for anyone looking to put their personal touch on a home. Close to local amenities and has good access to good transport links. Viewing is recommended.





## Ground Floor

### Open Plan Living Room

Door to front, double glazed window to front, double glazed window to rear, stairs to first floor

### Kitchen

A mixture of wall, base and drawer units, integral stainless steel sink and drainer unit, double glazed window to side, boiler, plumbing for washing machine, loft access

### Rear Lobby

Door to side, storage cupboard

### Bathroom

Panel bath with shower attachment, wash hand basin, WC, radiator, double glazed window to side

## First Floor

### Bedroom One

Double glazed window to front, radiator

### Bedroom Two

Double glazed window to rear, radiator, loft access, storage cupboard

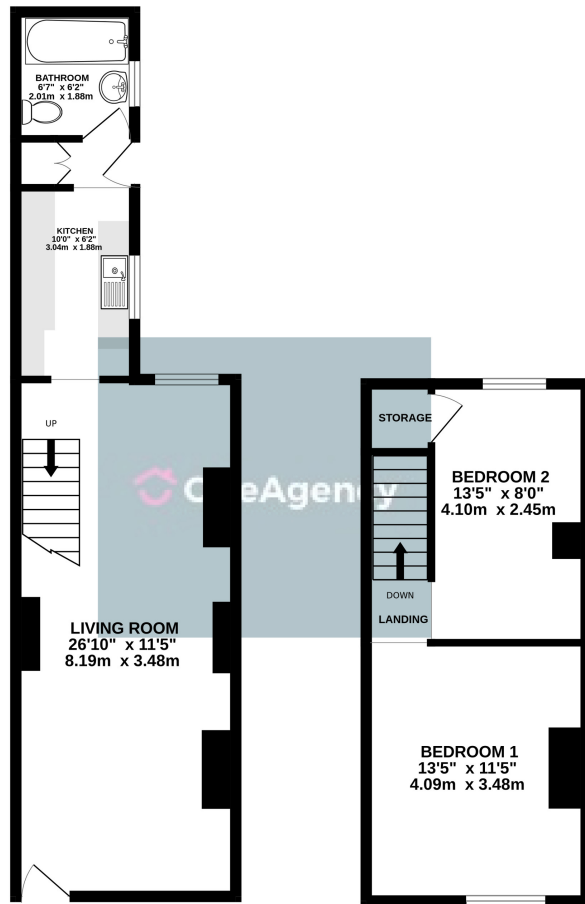
External

Rear yard

Agents Notes

Stoke-on-Trent City Council - Council Tax Band A





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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