



Edward Street,  
Fenton



**OneAgency**

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# Offers in Excess of £70,000

This two bedroom mid-terrace property is situated in a popular residential area of Fenton and offers excellent potential for improvement and refurbishment. The accommodation would benefit from a programme of modernisation, including the installation of a central heating system, making it an ideal opportunity for investors or buyers looking for a project. Offered with no onward chain, the property is conveniently located for local amenities, schools, and transport links





Lounge / Dining Room

Windows to the front and rear.

Kitchen

Window to the side, kitchen units, stainless steel sink and drainer unit.

Rear Lobby

Airing cupboard, door outside.

Bathroom

Bathroom suite, window to the side.

First Floor

Bedroom One

Window to the front.

Bedroom Two

Window to the rear.

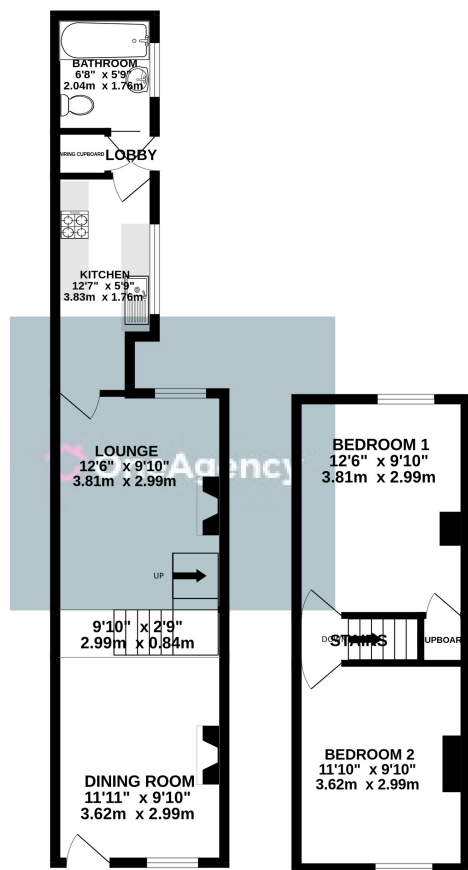
Outside

Rear yard.

Agents Notes

Stoke-on-Trent 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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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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