



Hulse Street,
Fenton



OneAgency


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Offers in Excess of £150,000

A three bedroom semi-detached house in the popular location of Fenton. The property benefits from off road parking, low maintenance rear garden backing onto fields and is well presented throughout. Close to local amenities, commuter links and nearby schools. Viewing is highly advised!



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Ground Floor

Porch

2.65m x 1.59m (8' 8" x 5' 3") Entered through a UPVC front door, storage space, radiator and laminate flooring.

Lounge

4.24m x 3.11m (13' 11" x 10' 2") A door into the porch, radiator and carpet flooring.

Dining Room

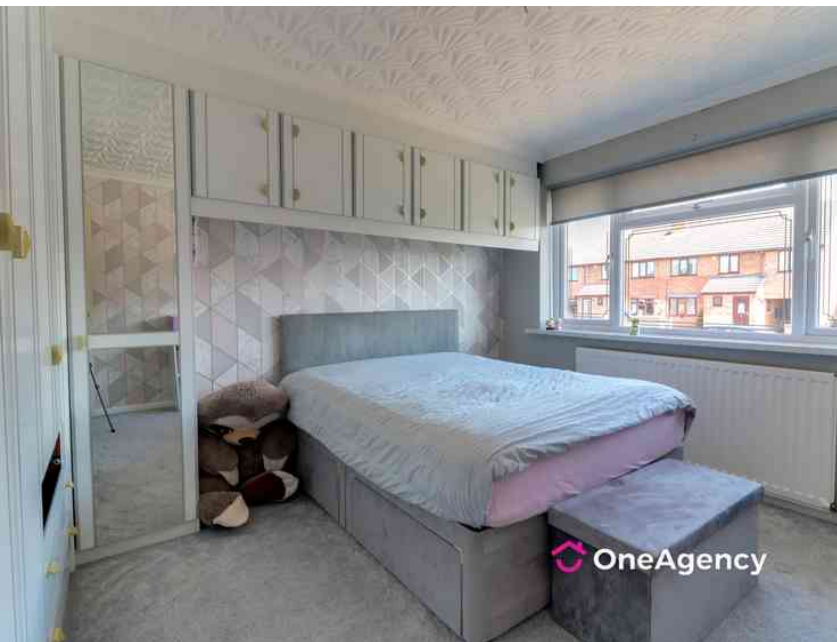
4.16m x 3.58m (13' 8" x 11' 9") French doors to the rear garden, radiator and laminate flooring.

Kitchen

2.81m x 2.75m (9' 3" x 9' 0") A range of fitted wall and base units with worktops, stainless steel sink basin, integral oven, gas hob with extractor over, plumbing for a washing machine, space for a dryer, radiator, door to the rear garden and laminate flooring.

Shower Room

2.21m x 1.78m (7' 3" x 5' 10") A walk in shower unit, chrome towel radiator, tiled walls and tiled flooring.



First Floor

Bedroom One

3.96m x 2.61m (13' 0" x 8' 7") Sliding door to the conservatory, fitted wardrobe units, radiator and carpet flooring.

Conservatory

3.11m x 2.96m (10' 2" x 9' 9") A single glazed conservatory accessed via bedroom one.

Bedroom Two

3.56m x 3.39m (11' 8" x 11' 1") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

Bedroom Three

4.07m x 1.86m (13' 4" x 6' 1") A double glazed window to the front, radiator and carpet flooring.

Bathroom

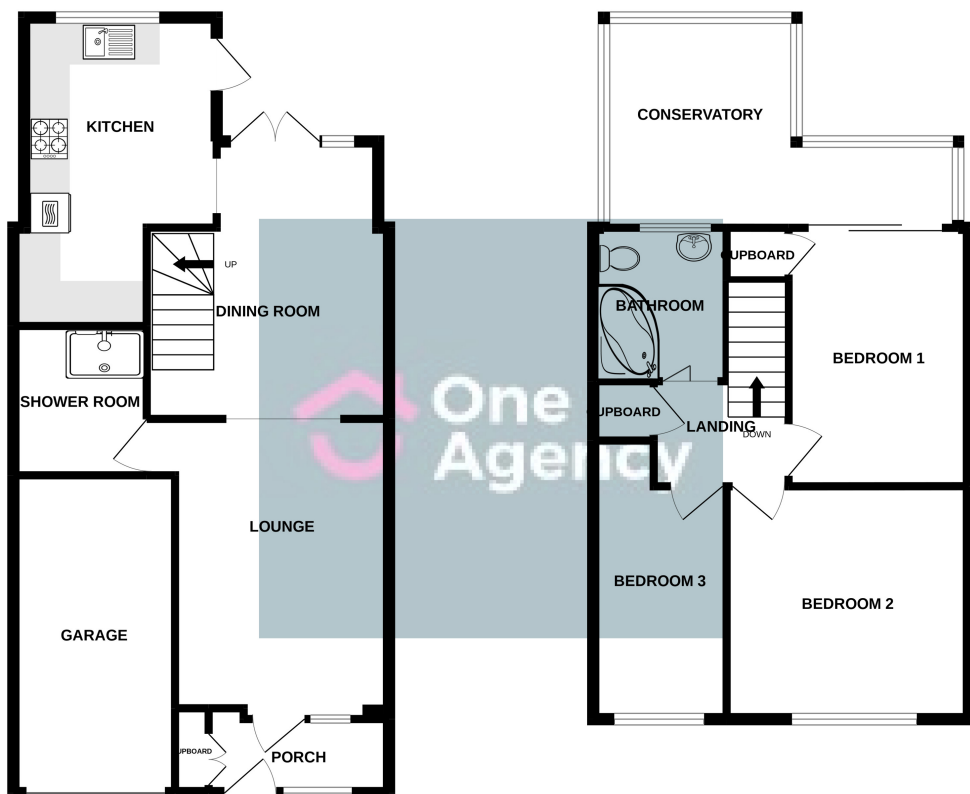
2.25m x 1.82m (7' 5" x 6' 0") A corner bath unit, pedestal hand wash basin, low level W/C, window to the rear, radiator, tiled walls and tiled flooring.

External

Front - A block paved driveway for off road parking.

GROUND FLOOR

1ST FLOOR



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

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D	66	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



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