



Nelson Street, Fenton,
Stoke-on-Trent ST4 3QD



OneAgency

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Offers in Region of £70,000

A two bedroom mid terraced house in need of some updating. Local to Staffordshire University and Stoke Railway Station. The property is located in Fenton and is considered ideal for investment or landlords. 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, radiator and gas fire.

Reception Room Two

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

Kitchen

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

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, tiled walls, radiator and laminate flooring.

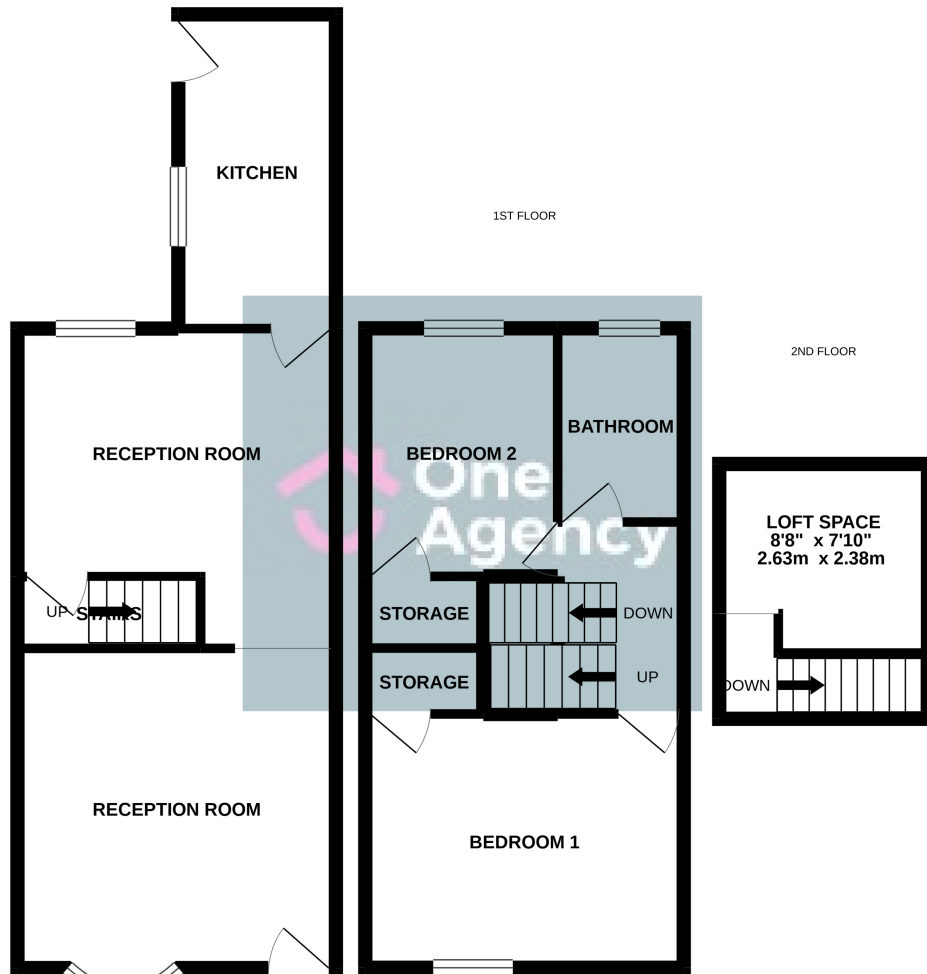
Second Floor

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.



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 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		79
(56 to 68)	D	57	
(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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