



Newmount Road,  
Fenton

 **OneAgency**

01782 970222

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



£145,000

A three bedroom semi-detached house in Fenton which is a popular location. The property is considered to be ideal for first time buyers with it being well presented throughout and spacious, ready to move straight into! The property features a large rear garden mainly laid to lawn with paved area for seating, conservatory, modern bathroom, big kitchen/diner, lounge and three bedrooms. Local to amenities, commuter links and schools. Viewing is highly recommended.





## Ground Floor

### Hallway

2.03m x 1.88m (6' 8" x 6' 2") Entered through a UPVC side door, radiator, stairs for the first floor and laminate flooring.

### Lounge

4.24m x 3.31m (13' 11" x 10' 10") A double glazed window to the front with blinds fitted, radiator and carpet flooring.

### Kitchen/Diner

6.73m x 2.40m (22' 1" x 7' 10") A range of wall and base units with worktops, stainless steel sink basin, space for a double cooker with hood over, integral dishwasher, integral washing machine, integral fridge/freezer, radiator, sliding doors to the rear and vinyl flooring.

### Conservatory

3.60m x 2.48m (11' 10" x 8' 2") A double glazed conservatory, french doors to the rear and laminate flooring.

### Bathroom

1.65m x 1.57m (5' 5" x 5' 2") A white suite with bath and overhead unit, pedestal hand wash basin with low level w/c, chrome towel radiator, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

4.22m x 3.34m (13' 10" x 10' 11") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

3.80m x 1.72m (12' 6" x 5' 8") A double glazed window to the rear and side, storage cupboard, radiator and carpet flooring.

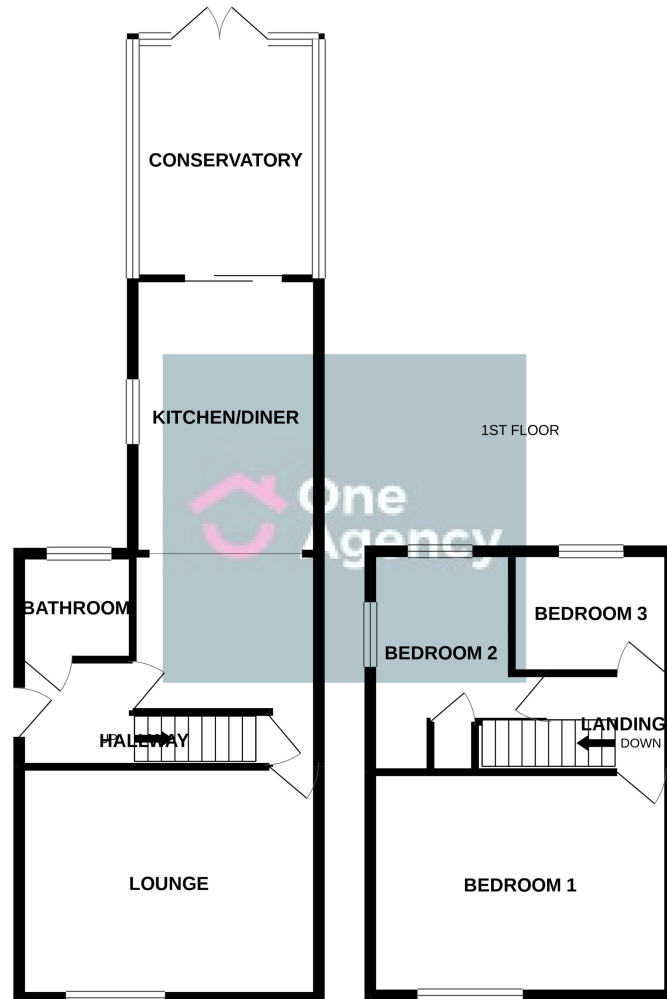
### Bedroom Three

2.42m x 1.97m (7' 11" x 6' 6") A double glazed window to the rear, radiator and laminate flooring.

### External

Front - A driveway for off road parking, lawned front garden and wall border.

Rear - A detached garage, paved area for seating and large lawned section with fenced borders.



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.  
Made with Metropix ©2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		81
(56 to 68)	D	64	
(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	



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

01782 970222

hello@oneagencygroup.co.uk

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

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.