



Fenpark Road, Fenpark,
Stoke-on-Trent



OneAgency

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Offers in Excess of £160,000

Extended semi detached house, which offers spacious family sized living accommodation. The property benefits from open views to the rear and is located nearby Six Crowns Wood and Sammies pool which is ideal for walks. The property is offered with no chain involvement and viewing is highly recommended.





GROUND FLOOR

ENTRANCE LOBBY

Laminate floor, door into garage.

GARAGE

5.13m x 2.21m (16' 10" x 7' 3") Up and over doors, power and lighting.

LIVING ROOM

6.02m x 3.11m (19' 9" x 10' 2") Double glazed windows to front and side, two radiators, under stairs storage area, gas fire with fire surround.

DINING ROOM

6.23m x 2.65m (20' 5" x 8' 8") Stairs to first floor, radiator, double glazed window to side.

SUN ROOM

Double glazed window to side, radiator, sliding patio doors to rear garden.

CLOAKS

1.06m x 1.01m (3' 6" x 3' 4") WC, hand wash basin.

KITCHEN

3.98m x 1.78m (13' 1" x 5' 10") Double glazed window to rear, door to rear, fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, radiator.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE

3.57m x 3.51m (11' 9" x 11' 6") Double glazed window to front, radiator.

BEDROOM TWO

3.65m x 2.64m (12' 0" x 8' 8") Double glazed window to rear, radiator, built in storage area with main combi boiler.

BEDROOM THREE

3.51m x 1.85m (11' 6" x 6' 1") Double glazed window to front, radiator, built in storage.

BATHROOM

2.25m x 1.81m (7' 5" x 5' 11") Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, separate shower cubicle with mains shower, double glazed frosted window to rear, radiator.

OUTSIDE

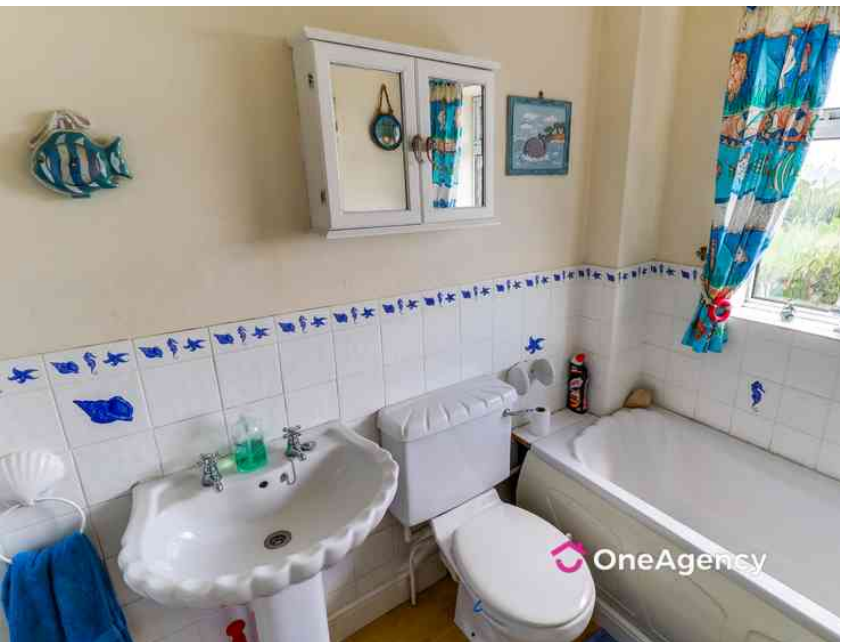
Generous plot with open views to the rear, useful outbuildings and off road parking to the front.

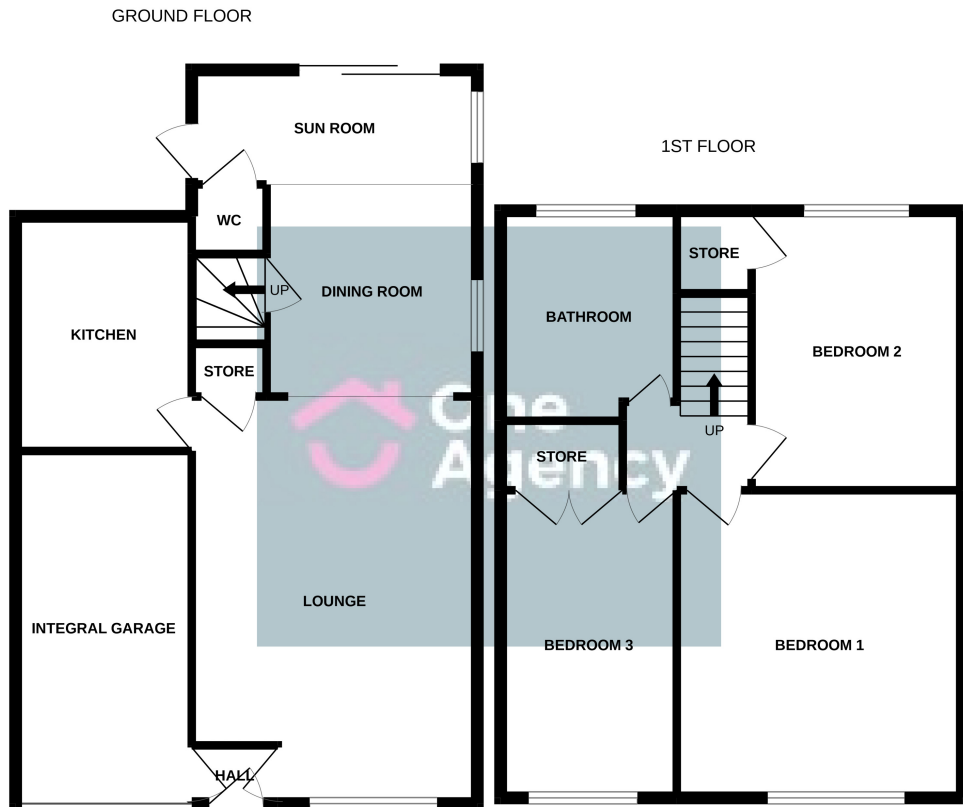
AGENTS NOTES

There is additional land included Title number: SF525240 which is known as Land On The West Side Of, 243 Fenpark Road which is on a Possessory title. The main house and original garden Title number: SF47283. We do have copies of both plans and titles which are available on request.

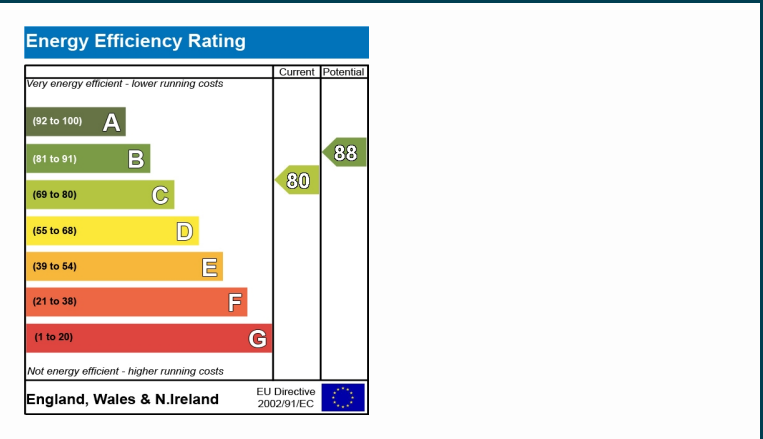
There are solar panels on the roof which we understood is subject to a 25 year lease dated 25.07.2014.

Buyers are advised to take their own advice regarding this information.





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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