



56 Smithpool Road,
Fenton, Stoke-on-Trent



OneAgency

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£140,000

An excellent spacious fore-courted three bedroom mid terraced house in the popular location of Fenton. This property has undergone a renovation and is ready to move straight in. Benefitting from two reception rooms, first floor shower room and paved rear yard. Located close to commuter links such as A50, A500 & M6. Viewing is highly advised. No Chain!





Ground Floor

Hallway

Composite front door, radiator and laminate flooring.

Reception Room One

3.31m x 2.85m (10' 10" x 9' 4") A double glazed bay window to the front, radiator and laminate flooring.

Reception Room Two

3.90m x 3.70m (12' 10" x 12' 2") A double glazed window to the rear, under stairs storage cupboard, radiator and laminate flooring.

Kitchen

3.54m x 2.41m (11' 7" x 7' 11") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven and grill, electric hob with extractor hood over, plumbing for a washing machine, chrome radiator, double glazed window and laminate flooring.

Bathroom

2.20m x 2.15m (7' 3" x 7' 1") A white suite with bath and overhead shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, double glazed window and tiled flooring.

First Floor

Bedroom One

3.90m x 3.44m (12' 10" x 11' 3") A double glazed window to the front, radiator and carpet flooring.

Bedroom Two

3.69m x 2.41m (12' 1" x 7' 11") A double glazed window to the rear, radiator and carpet flooring.

Bedroom Three

2.99m x 2.72m (9' 10" x 8' 11") A double glazed window to the rear, radiator and carpet flooring.

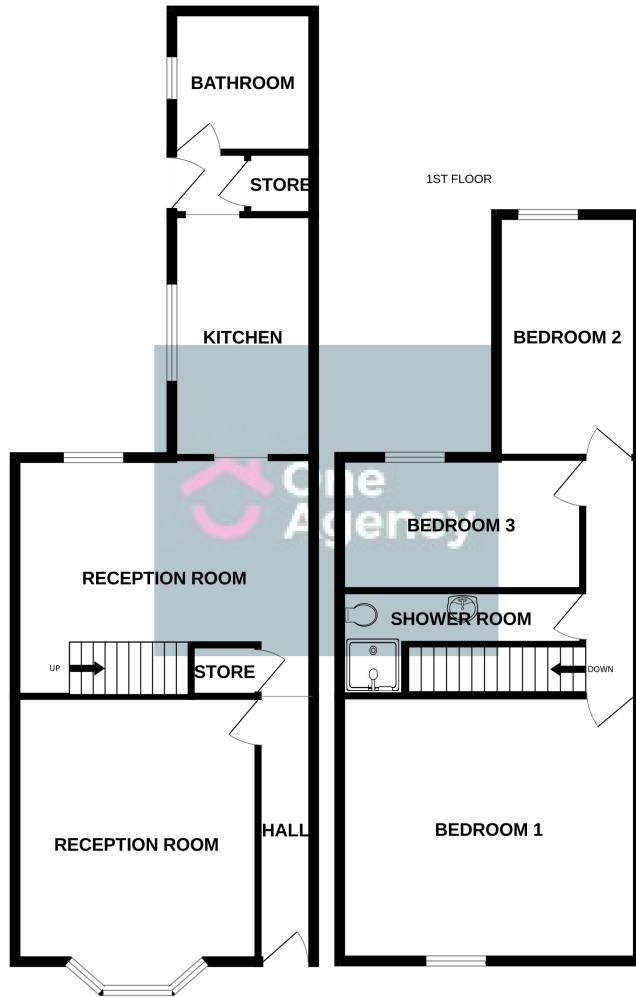
Shower Room

2.94m x 0.83m (9' 8" x 2' 9") A walk in shower unit with glass screen, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls and tiled flooring.

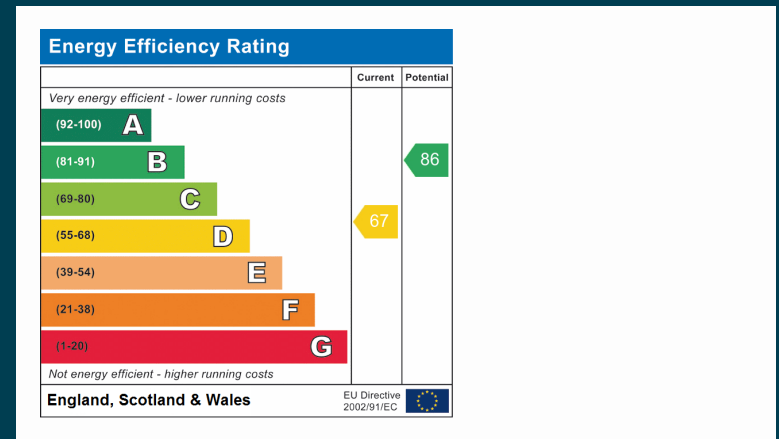
External

A paved yard to the rear with gated access.

GROUND 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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