



ESTATE AGENTS

... the key to a successful move



Fenpark Road, Fenton, Stoke-On-Trent, ST4 3JT

**Offers in the
region of
£100,000**

- * Excellent FTB Opportunity
- * Popular Residential Location
- * Close to Local Amenities
- * Excellent Commuting Network

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

This is an excellent property for a first time buyer looking to get onto the property ladder, very well maintained throughout the property is waiting for for a new owner to settle in. The property is located in a mature popular residential location at Fenton and has easy access to local amenities as well as good commuting links across the Potteries. The accommodation comprises: Front reception, rear reception, kitchen, bathroom and to the first floor two bedrooms, outside is a rear yard

GROUND FLOOR

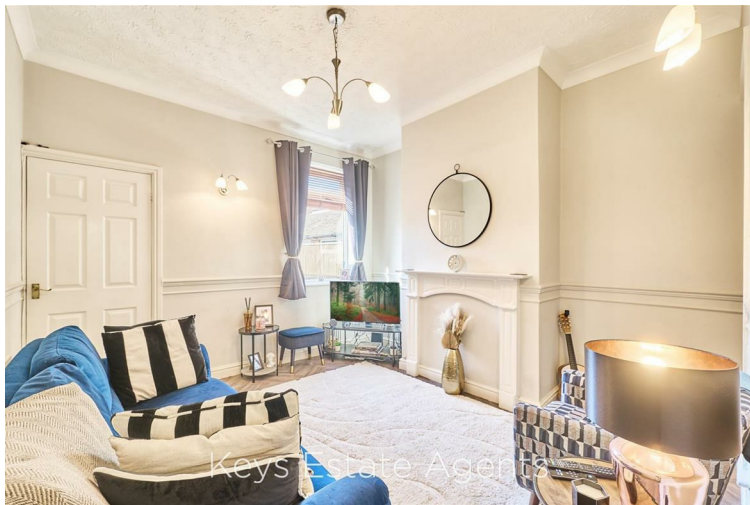
FRONT RECEPTION 11'1" x 11'1" (3.4m x 3.4m)

Feature fire surround, coving to the ceiling, radiator, ceiling light point and ornate rose, laminate wood effect flooring, double glazed window, exterior door



REAR RECEPTION 11'9" x 11'1" (3.6m x 3.4m)

Feature fire surround, coving to the ceiling, radiator, ceiling light point and ornate rose, laminate wood effect flooring, double glazed window,



KITCHEN 10'5" x 5'6" (3.2m x 1.7m)

Fitted with a range of wall and base units with co-ordinating worktops, sink and drainer with mixer tap, spaces for appliances. Ceiling light point, radiator, laminate wood effect

flooring, part wall tiled, double glazed window. Recess housing central heating boiler, plumbing for a washer machine, uPVC exterior door



BATHROOM 6'2" x 5'6" (1.9m x 1.7m)

Fitted with a three piece white suite, comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, part wall tiled, double glazed window



FIRST FLOOR

FRONT BEDROOM 11'1" x 11'1" (3.4m x 3.4m)

Ceiling light point, radiator, double glazed window

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REAR BEDROOM 11'9" x 11'1" (3.6m x 3.4m)

Ceiling light point, radiator, double glazed window



OUTSIDE

Enclosed rear yard



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure - Freehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



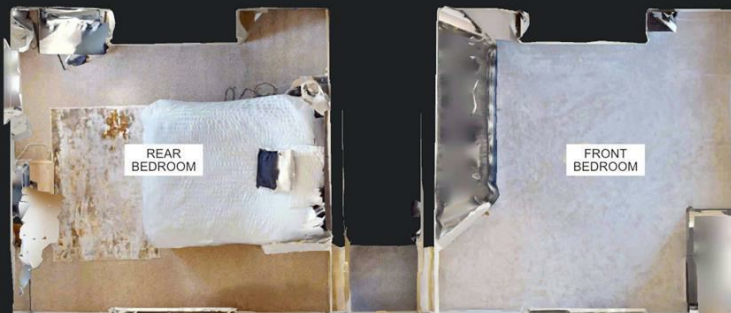
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

17 Fenpark Road, Fenton FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required