



Plot 3, Manor Street, Fenton, ST4 2JB

Offers in the region of

£107,500



This is a new-build two bedroom end-terrace property with new decoration throughout. Comprising, lounge with double doors to garden, MODERN FITTED KITCHEN, downstairs toilet, two double bedrooms and a modern family bathroom. Also, having off-road parking, double glazing, NEW CENTRAL HEATING system and an enclosed rear garden. NO ONWARD CHAIN.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ground Floor Accommodation

Entrance Hallway

UPVC double glazed composite front door, stairs to first floor, radiator and a ceiling light point.

Lounge 13'1" x 12'10" (4.0 x 3.90)

Having UPVC double glazed double doors to rear garden, radiator, TV point, ceiling light point and open plan to:

Modern fitted kitchen 12'10" x 6'11" (3.90 x 2.10)

A range of matching wall, drawer and base units with tiled splash-backs, integrated electric hob with extractor hood over, integrated electric oven, space for fridge, space and plumbing for washing machine, stainless steel sink with single drainer and mixer tap over, UPVC double glazed window to rear elevation, radiator and a ceiling light point.



Downstairs toilet

Low flush toilet, wash hand basin, UPVC double glazed frosted window to side elevation, radiator, wall-mounted boiler and a ceiling light point.

First Floor Accommodation

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Landing

Loft access, UPVC double glazed window to side elevation and a ceiling light point.

Bedroom One 13'1" x 10'0" (4.00 x 3.05)

UPVC double glazed window to rear elevation, radiator, TV point and a ceiling light point.

Bedroom Two 13'1" x 9'4" (4.00 x 2.85)

UPVC double glazed window to rear elevation, radiator, TV point and a ceiling light point.

Modern bathroom

Having a panelled bath with shower attachment, low flush toilet, wash hand basin, part-tiled walls, radiator and a ceiling light point.

Exterior

FRONT - Off-road parking for one vehicles and side access to the rear elevation.

REAR - Rear garden with new fencing, patio area and lawn.

Agents Notes

Freehold.

N.B. The vendor has made us aware that there is a 10yr guarantee with this property.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. 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 or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.