



Packett Street
Fenton, ST4 3DZ

- FULLY RENOVATED - NEW LISTING!
- NO CHAIN - READY TO MOVE INTO!
- A MID TERRACED HOUSE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN, MODERN SHOWER ROOM
- NEW GAS BOILER, NEW ELECTRICS
- NICE REAR COURTYARD

**Offers In Excess Of
£105,000**





Property Description

INTRO

NEWLY RENOVATED & WITH NO CHAIN! Ready to move into, this delightful mid terraced property comprises a lounge, dining room, modern newly fitted kitchen, and ground floor newly fitted modern shower room, and TWO BEDROOMS to the first floor. A pleasant rear paved and enclosed astro turf courtyard with useful storage. Re-plastered, and re-decorated throughout. Newly fitted flooring and carpets throughout. Updated electrics and gas central heating from a brand new combi boiler, with all new radiators throughout. UPVC double glazing windows and doors. Set in the highly amenable area of Fenton, with shops/schools and good road links nearby. GO GO GO!

DIRECTIONS

Please use postcode ST4 3DZ for Sat Nav/Google Maps. From the A5007 King Street, turn left into Goldenhill Road, and left again into Packett Street, where the property can be found on the left hand side as identified by our For Sale sign.



ACCOMMODATION

DINING ROOM

11' 6" x 11' 1" (3.51m x 3.38m)

UPVC front entrance door. Window to the front, radiator. Coving to the ceiling. Laminate flooring. Cupboard housing gas meter, and newly updated consumer unit being passed on a certificate to Dec 2029.

LOUNGE

12' 1" x 11' 6" (3.68m x 3.51m)

Window to the rear, radiator. Coving to the ceiling. Door to useful understairs store cupboard. Laminate flooring. Door to staircase to the first floor.

INNER HALL

Tiled floor. UPVC rear access door. Opens to:

KITCHEN

6' 11" x 6' 5" (2.11m x 1.96 m)

A newly fitted and superbly updated kitchen - With base and wall mounted cupboard units and worksurfaces over. Single drainer sink unit. Window to the side. Electric oven and grill with induction hob over and extractor above. Tiled flooring. New Indesit washing machine. Small fridge freezer. Spotlights to the ceiling? Radiator? Leads to:



SHOWER ROOM

6' 7" x 4' 4" (2.01m x 1.32 m)

Enclosed shower cubicle with mains pressured shower. Low level W.C and wash hand basin. Chrome towel radiator. Tiled flooring.

FIRST FLOOR LANDING

BEDROOM ONE

12' x 11' 6" (3.66m x 3.51m)

Window to the rear, radiator. Access to the loft.

BEDROOM TWO

11' 5" x 11' 1" (3.48m x 3.38m)

Window to the front, radiator.

EXTERNALLY

REAR

A nicely presented rear paved courtyard with astro turf area, nicely enclosed with walls and a gate to the rear alley. Store with pitched roof attached to the back of the property, and a further brick store with two timber doors.





VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke-on-Trent City Council.

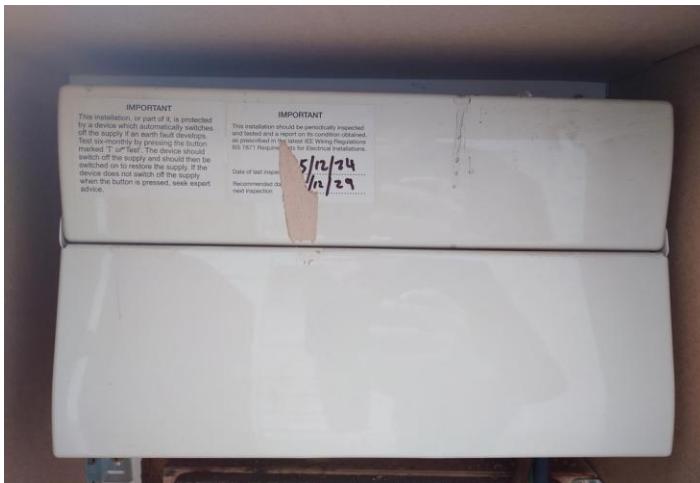
COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 67D Potential: 84B







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 and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

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