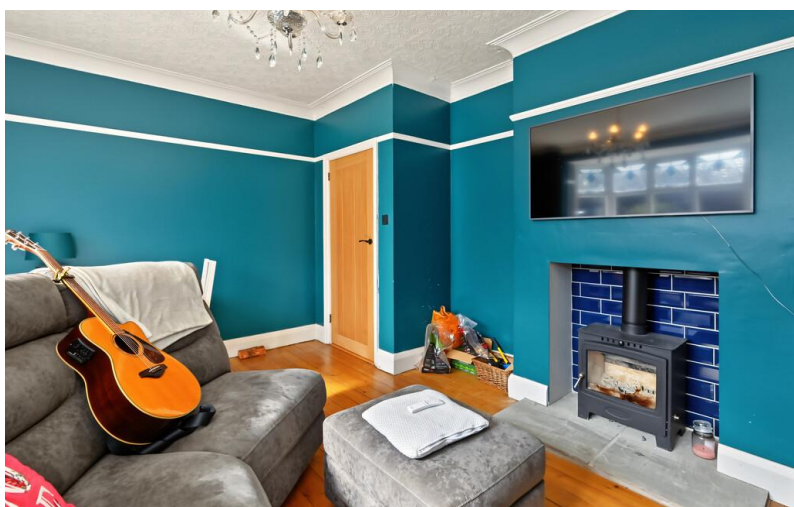
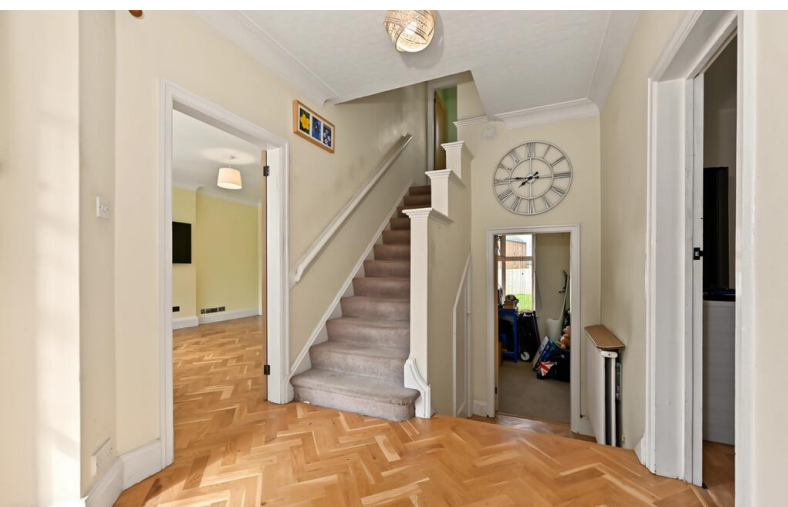


FOR SALE



Baker Street, Fenton, Stoke-on-Trent

4 Bedrooms, 1 Bathroom, Detached House

Auction Guide Price £225,000



Baker Street, Fenton, Stoke-on-Trent

4 Bedrooms, 1 Bathroom

Auction Guide Price £225,000

- Detached home
- Three bedroom
- In need of modernisation
- Detached garage
- Driveway parking



HALLWAY 12' 1" x 7' 8" (3.68m x 2.34m) Door to the front elevation leading to a spacious hallway, stairs to first floor

LOUNGE 15' 3" x 12' 9" (4.65m x 3.89m) Bay window to the front elevation, window to the side, radiator

BREAKFAST ROOM 12' 1" x 10' 8" (3.68m x 3.25m) Window to the side elevation

KITCHEN 11' 10" x 10' 8" (3.61m x 3.25m) Window to the side elevation, base units with worktop over, stainless steel single sink, space and plumbing for washing machine

STUDY 9' 1" x 7' 8" (2.77m x 2.34m) Windows to the side and rear elevations

DINING ROOM 15' 3" x 12' 11" (4.65m x 3.94m) Bay window to the front elevation, window to the side, radiator

BEDROOM 15' 3" x 0' 0" (4.65m x 0m) Bay window to the front elevation, window to the side, radiator

BEDROOM 15' 3" x 12' 11" (4.65m x 3.94m) Windows to the front and side elevations, radiator

WC 4' 8" x 3' 0" (1.42m x 0.91m) Window to the rear elevation, LLWC

BEDROOM Window to the side elevation, radiator

BEDROOM 10' 7" x 6' 6" (3.23m x 1.98m) Window to the side elevation, radiator

SHOWER ROOM 10' 7" x 5' 1" (3.23m x 1.55m) Window to the side elevation, LLWC, pedestal hand wash basin, shower, shower screen, radiator



OUTBUILDING

REAR GARDEN Lawn to the rear, patio area, enclosed by fencing





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All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.