

## 74 Penkhull New Road, Penkhull, Stoke-On-Trent, Staffs, ST4 5DB



**Freehold Offers in excess of £175,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious three storey town house situated in this ever popular residential Stoke location which provides ease of access to local shops, schools and amenities as well as providing good road links to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, fitted kitchen/dining room, downstairs WC, spacious lounge and to the first floor there are two bedrooms along with a principle bathroom and to the second floor a further bedroom can be located as well as an en-suite shower room. Externally the property enjoys a fore court to frontage along with an enclosed rear garden plus off road parking for a vehicle. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

### **ENTRANCE LOBBY**

With Upvc front access door, pendant light fitting, battery/mains smoke alarm, panelled radiator, ceramic tiled flooring, power points, stairs to first floor landing and door leads off to;

### **BAY FRONTED FITTED KITCHEN/DINING ROOM 5.08m x 2.62m (16'8" x 8'7")**

With Upvc double glazed bay window to front, electricity consumer unit, heat detector, six spotlight fittings, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in four ring brushed stainless steel gas hob unit with oven beneath plus extractor hood above, built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer, ceramic splashback tiling, ceramic floor tiling, panelled radiator, wall mounted thermostat, power points and doors to rooms including;



### **DOWNSTAIRS WC 2.16m x 0.97m (7'1" x 3'2")**

With a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above, ceramic splashback tiling, panelled radiator, extractor fan, enclosed light fitting, and ceramic tiled flooring.



**LOUNGE 4.42m x 3.66m (14'6" x 12'0")**

With Upvc double glazed window to rear, Upvc double patio doors to rear, pendant light fitting, panelled radiator, TV aerial connection point, Virgin media and BT telephone points (subject to usual transfer regulations) and power points.



**FIRST FLOOR LANDING**

With Upvc double glazed window to front, pendant light fitting, battery/mains smoke alarm, wall mounted thermostat, panelled radiator, stairs to second floor landing and doors to rooms including;



**BEDROOM TWO (REAR) 4.42m x 3.71m (14'6" x 12'2")**

With Upvc double glazed French doors to rear with Juliette balcony, Upvc double glazed window to rear, pendant light fitting, panelled radiator, TV aerial connection point and power points.



**BEDROOM THREE 2.64m x 1.75m (8'8" x 5'9")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR BATHROOM 1.75m x 1.68m (5'9" x 5'6")**

With extractor fan, enclosed light fitting, a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment, ceramic high glaze splashback tiling, ceramic high glaze floor tiling and modern chrome towel radiator.



**SECOND FLOOR LANDING**

With pendant light fitting, power points and door leading off to;

**BEDROOM ONE 5.97m x 2.67m (19'7" x 8'9")**

With two double glazed Velux windows to rear, access to loft space, pendant light fitting, power points, double panelled radiator, TV aerial connection point and access to;



**EN-SUITE SHOWER ROOM 2.44m x 0.91m (8'0" x 3'0")**

With spotlight fitting, extractor fan, a white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, walk in shower enclosure with Bi-fold glazed door plus thermostatic direct flow shower, high glaze ceramic tiled flooring and chrome towel radiator.



**EXTERNALLY**

**FORE COURT**

Bounded by garden brick walls along with metalworks, a timber gate provides pedestrian access to the front of the property, paved pathways and limestone chippings provide ease of maintenance.



## ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, paved area providing ample domestic patio and sitting space, tiered up with lawn section.



## OFF ROAD PARKING

This property offers an off road parking space to the rear of the property.

## COUNCIL TAX

Band 'C' amount payable to City of Stoke On Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

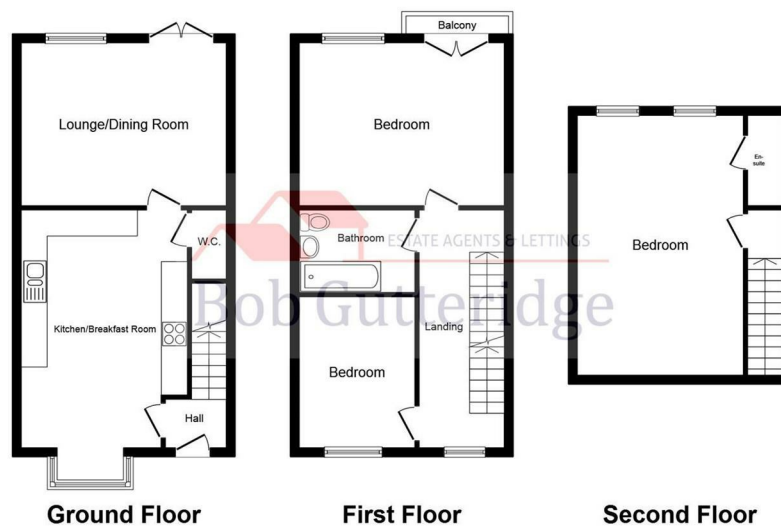
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

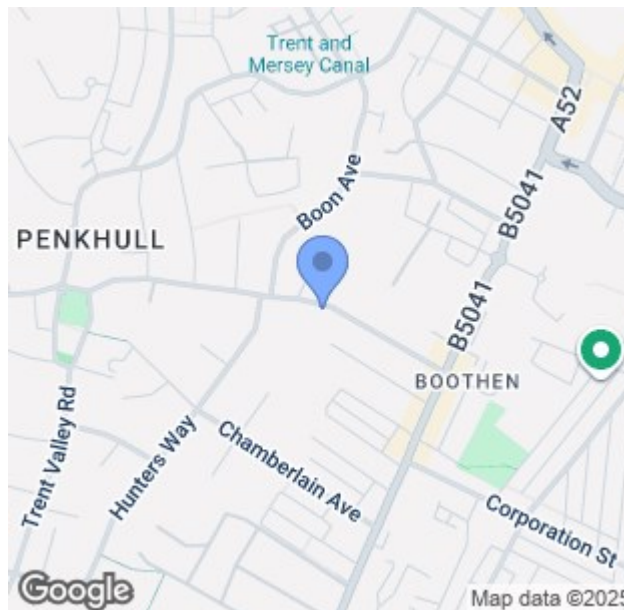
Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

