

22 Whalley Avenue, Penkhull, Stoke-On-Trent, Staffs, ST4 5NE



Freehold Offers in excess of £199,950

Bob Gutteridge Estate Agents are delighted to present this spacious and desirable semi-detached home, located within the ever-popular and highly convenient area of Penkhull. Ideally positioned, the property offers easy access to local shops, schools, amenities, and the North Staffs NHS Hospital. This larger-than-average home presents an exciting opportunity for buyers seeking to modernise and add value, with well-proportioned accommodation and excellent scope throughout. Already benefitting from Upvc double glazing and gas central heating, the property provides a solid foundation for enhancement. The accommodation briefly comprises: entrance hall, downstairs WC, bay-fronted lounge, separate sitting room, and a fitted kitchen. To the first floor, there are three generously sized bedrooms, a family bathroom, and a separate WC—offering flexibility for reconfiguration if desired. Externally, the property enjoys gardens to both the front and rear, along with off-road parking and a detached garage.

Offered for sale with no vendor chain, this is a fantastic opportunity to create a truly special home in a sought-after location. Early viewing is strongly recommended.

STORM PORCH

With Upvc double glazed frosted front access door with frosted glazed panels to sides and skylight, original Minton tiled flooring, gas meter, and multi-glazed frosted internal door leading to;

ENTRANCE HALL

With coving to ceiling, smoke alarm, enclosed light fitting, original Minton tiled flooring, panelled radiator, stairs to first floor landing, and doors leading off to rooms including;



DOWNSTAIRS WC 1.37m x 1.37m reducing to 0.76m (4'6" x 4'6" reducing to 2'6")

With enclosed light fitting, extractor fan, electricity consumer unit, and a coloured suite comprising low level WC, built-in sink unit, ceramic wall tiling, and quarry tiled flooring.

BAY FRONTED SITTING ROOM 4.34m x 3.76m (14'3" x 12'4")

With Upvc double glazed bay window to front with inset lead pattern and stained glass to skylights, coving to ceiling, pendant light fitting, decorative picture rail, feature stone fireplace, panelled radiator, TV aerial connection points, BT telephone point (subject to usual transfer regulations), and power points.



LOUNGE 4.78m x 3.76m (15'8" x 12'4")

With Upvc double glazed patio doors to rear with double glazed panels to sides and skylight, coving to ceiling, decorative picture rail, pendant light fitting, two panelled radiators, feature brick fireplace with quarry tiled hearth, and power points.



FITTED KITCHEN 4.78m reducing to 3.76m x 2.41m (15'8" reducing to 12'4" x 7'11")

With Upvc double glazed window to rear, artex to ceiling, two fluorescent tube light fittings, coving, a range of base and wall mounted solid wood storage cupboards providing ample cupboard and drawer space, marble effect work surfaces incorporate a double drainer stainless steel sink unit with mixer tap above, Stoves four ring gas hob, Stoves fan assisted oven and grill, plumbing for dishwasher, plumbing for automatic washing machine, space for condenser dryer, original Minton tiled flooring, ceramic wall tiling, panelled radiator, a Glow-worm Space Saver Mark 2 boiler providing the domestic hot water and central heating systems.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side featuring inset lead pattern and stained glass, access to loft space, smoke alarm, BT telephone point, and doors leading off to rooms including;

BAY FRONTED MASTER BEDROOM 4.52m into bay x 3.76m (14'10" into bay x 12'4")

With Upvc double glazed bay window to front featuring inset lead pattern and stained glass to skylights, pendant light fitting, picture rail, panelled radiator, and power points.



BEDROOM TWO (REAR) 4.78m x 3.76m (15'8" x 12'4")

With Upvc double glazed window to rear, two pendant light fittings, fluorescent tube light fitting, panelled radiator, wall mounted gas fire, power points, and wardrobes providing storage space.



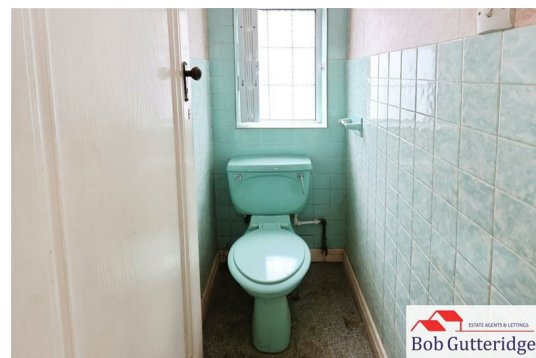
BEDROOM THREE (REAR) 3.78m x 2.41m (12'5" x 7'11")

With Upvc double glazed window to rear, pendant light fitting, picture rail, electric heater, panelled radiator, and power points.



FIRST FLOOR WC 1.42m x 0.86m (4'8" x 2'10")

With Upvc double glazed frosted window to side featuring inset lead pattern, enclosed light fitting, ceramic half wall tiling, low level WC, and vinyl cushion flooring.



FIRST FLOOR BATHROOM 2.41m x 1.78m (7'11" x 5'10")

With Upvc double glazed frosted window to front featuring inset lead pattern, enclosed light fitting, a coloured suite comprising pedestal sink unit, panelled bath with shower over, ceramic splashback tiling, panelled radiator, and door to airing cupboard housing hot water cylinder.



EXTERNALLY



FORE GARDEN

Bounded by brick walls, concrete posts, and timber fencing. Double wrought iron gates provide vehicular access to a flagged driveway offering off-road parking, lawn section with mature shrubs and plants.

REAR GARDEN

Bounded by mature hedges and shrubs to borders along with concrete post and concrete panels, paved area and a wealth of mature and established shrubs and plants.



CONCRETE SECTIONAL GARAGE

With double doors and useful external storage space.

COUNCIL TAX

Band 'C' amount payable to Newcastle-under-Lyme Borough 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

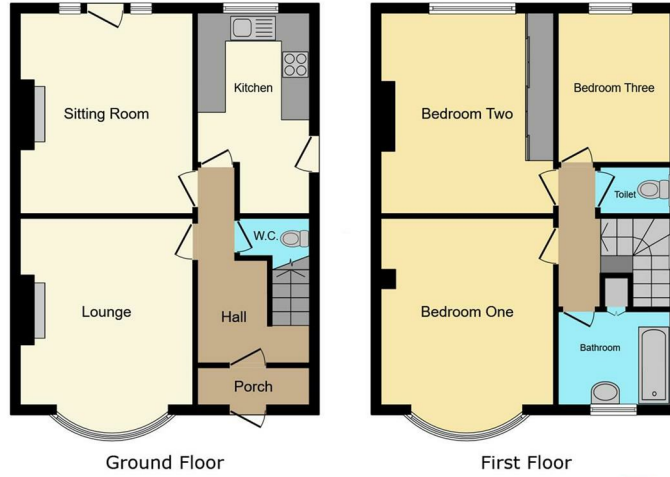
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

