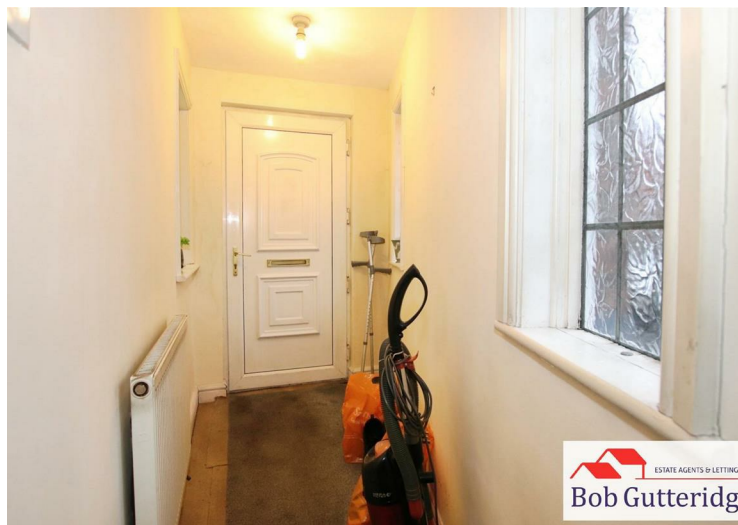
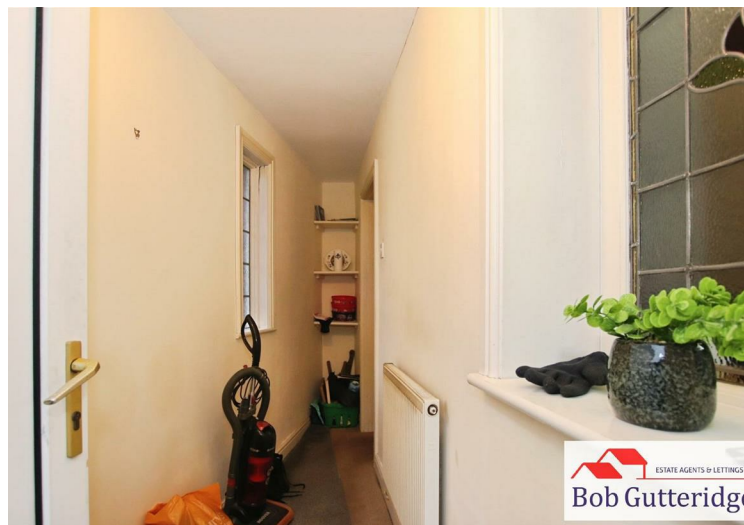


## 1A West Avenue, Penkhull, Stoke-On-Trent, Staffordshire, ST4 7EX

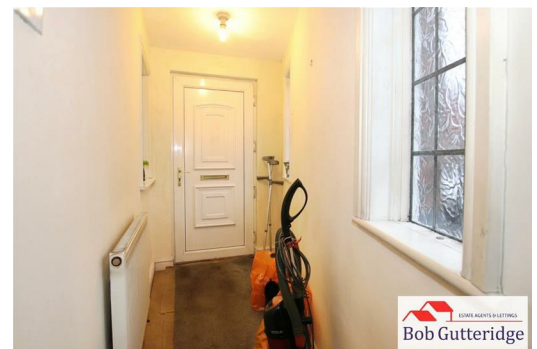


**Freehold £124,950**

**BUY TO LET INVESTMENT** with tenants in situ! Bob Gutteridge Estate Agents welcome to the market this tenanted end-terraced property situated in this convenient Penkhull location which provides ease of access to local shops, schools and amenities as well as being well placed for access to the Royal Stoke Hospital and road links including the A500 & A34. 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 lounge, sitting room, fitted kitchen, ground floor bathroom and to the first floor are two bedrooms. Externally the property offers an enclosed rear yard.

**ENTRANCE HALLWAY 4.04m x 1.35m reducing to 0.48m (13'03" x 4'05" reducing to 1'07")**

With Upvc front access door, two Upvc double glazed windows to side with inset lead effect, stained glass window to lounge, pendant light fitting, single panelled radiator and door leading off to;



**LOUNGE 4.09m x 3.78m (13'05" x 12'05")**

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, feature hearth with marble insert, cornicing to ceiling, power points and built-in meter cupboard housing gas and electricity meters.





**SITTING ROOM 4.24m x 4.22m reducing to 3.35m (13'11" x 13'10" reducing to 11'0")**

With Upvc double glazed window to side, pendant light fitting, coving to ceiling, double panelled radiator, smoke alarm, stairs to first floor and door leading off to;



**FITTED KITCHEN 2.26m x 2.77m (7'05" x 9'01")**

With Upvc double glazed window to side, five spotlight fittings, a range of base mounted storage cupboards providing ample domestic cupboard space, round edge worktop, built-in stainless steel sink unit with mixer tap above, black and white ceramic splashback tiling, built-in oven with grill above, built-in four ring electric hob with extractor hood above, space for under counter fridge, space for automatic washing machine, power points and door leading off to;



**REAR LOBBY**

With Upvc double glazed frosted side access door, pendant light fitting, loft access, space for fridge/freezer and door leading off to;

**GROUND FLOOR BATHROOM 1.78m x 1.93m maximum (5'10" x 6'04" maximum)**

With Upvc double glazed frosted window to side, two spotlight fittings, vertical chrome towel radiator, white splashback tiling, a white suite comprising low level dual flush WC, pedestal sink unit with mixer tap above and panelled bath with separate thermostatic direct flow shower and glazed shower screen.



**FIRST FLOOR LANDING**

With pendant light fitting, smoke alarm and doors leading off to;

**BEDROOM ONE (FRONT) 3.81m x 4.11m (12'06" x 13'06")**

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



**BEDROOM TWO (REAR) 3.28m x 4.22m maximum (10'09" x 13'10" maximum)**

With Upvc double glazed window to side, pendant light fitting, single panelled radiator, power points and built-in airing cupboard housing a Baxi gas combination boiler providing the domestic hot water and heating systems.



**EXTERNALLY**

**ENCLOSED REAR YARD**

Bounded by garden brick wall, concrete posts and timber fencing, with stone flag paving and timber rear access gate.



**COUNCIL TAX**

Band 'A' 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.

1A, West Avenue, Stoke-On-Trent, ST4 7EX, GB



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

 **Bob Gutteridge**  
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	56   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



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