

9 Penkville Street, West End, Stoke-On-Trent, Staffs, ST4 5AJ



Freehold £89,950

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional terraced home situated in this popular West End location which provides ease of access to local shops, schools and amenities. This property is in need of general updating however is enhanced with Upvc double glazing along with gas central heating and in brief the accommodating comprises of sitting room, lounge, kitchen and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property offers an enclosed rear garden. We can also confirm that this property is being sold with the added benefit of NO VENDOR CHAIN !

SITTING ROOM 3.40m x 3.58m (11'2" x 11'9")

With part panelled part frosted front access door, Upvc double glazed window to front, coving to ceiling, ceiling rose, pendant light fitting, panelled radiator, stripped and treated floorboards, electricity consumer unit plus meter, ceramic tiled fireplace, panelled radiator, power points and access off to;



LOUNGE 3.56m x 3.68m (11'8" x 12'1")

With Upvc double glazed window to rear, pendant light fitting, quarry tiled flooring, TV aerial connection point, panelled radiator, power points, stairs to first floor landing, door to understairs store and access off to;



KITCHEN 3.38m x 2.01m (11'1" x 6'7")

With Upvc double glazed window to side, Upvc double glazed side access door, Worcester boiler providing the domestic hot water and central heating systems, base and wall mounted storage cupboards, panelled radiator, fluorescent tube light fitting, plumbing for automatic washing machine, space for gas cooker and power points.



FIRST FLOOR LANDING

With two pendant light fittings, stripped and treated floorboards, power point and access off to;

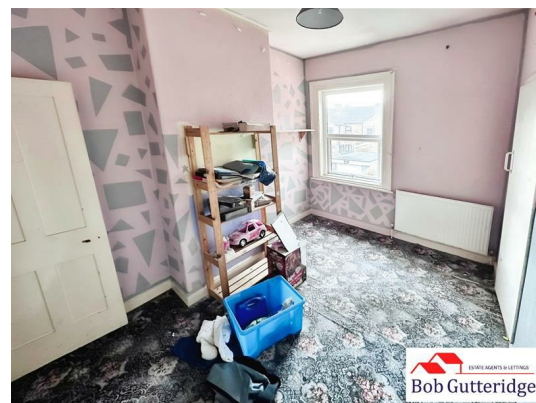
BEDROOM ONE (FRONT) 3.56m x 3.40m (11'8" x 11'2")

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



BEDROOM TWO 3.71m x 2.57m (12'2" x 8'5")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in wardrobe providing ample domestic hanging space and storage space.



FIRST FLOOR BATHROOM 3.51m x 2.01m (11'6" x 6'7")

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit, ceramic half wall tiling, panelled radiator and door to built in airing cupboard housing the hot water cylinder.



EXTERNALLY

REAR GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, timber gate provides pedestrian access to the rear of the property, paved area, lawn section and a garden timber shed.

COUNCIL TAX

Band 'A' 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

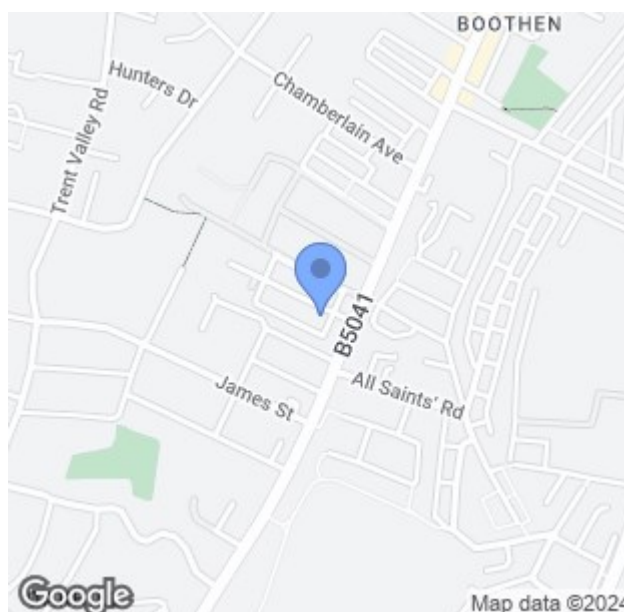
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 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

