

68-70 Penkhull New Road, Penkhull, Stoke-On-Trent, ST4 5DB



Freehold £249,950

Bob Gutteridge Estate Agents are pleased to bring to the sales market this spacious detached property, formerly utilised as an HMO, offering an excellent investment opportunity or, alternatively, a generous and versatile family home. Situated within the desirable residential location of Penkhull, the property provides ease of access to a range of local shops, schools and amenities, whilst also offering good road links to the A500 and surrounding areas. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. The extensive and versatile accommodation briefly comprises: entrance hall, bay-fronted lounge, fitted kitchen/diner, utility room, rear lobby, ground floor WC, snug and two further reception rooms, which were formerly utilised as two double bedrooms. To the first floor are a further four double bedrooms, two of which benefit from en-suite shower rooms, together with a family bathroom. Externally, the property offers a forecourt frontage providing off-road parking, together with an enclosed rear yard. Given its generous accommodation, versatile layout, former HMO use and the fact that it is being offered to the market fully furnished, this substantial Penkhull property provides considerable versatility and potential for both investors seeking an established investment opportunity and families requiring spacious accommodation.

The agents are also pleased to confirm that the property is offered for sale with the added benefit of NO VENDOR CHAIN!

Viewing is highly recommended to fully appreciate the generous accommodation, versatile layout and excellent investment potential this substantial detached Penkhull property has to offer.

ENTRANCE HALLWAY 10.36m x 1.02m (34'0" x 3'4")

With Upvc composite front access door, Upvc double glazed frosted overlight window, cornicing to ceiling, single panelled radiator, wood effect vinyl cushion flooring, stairs to cellar, stairs to the first floor and doors leading off to;



BAY FRONTED LOUNGE 5.72m x 3.58m (18'9" x 11'9")

With Upvc double glazed windows to front and side aspects, two pendant light fittings, smoke alarm, cornice to ceiling, double panelled radiator, TV aerial connection point and telephone line connection point and power points.



FITTED KITCHEN / DINER 4.47m x 3.56m (14'8" x 11'8")

With Upvc double glazed window to side, two fluorescent tube light fittings, smoke alarm, single panelled radiator, decorative picture rail, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktops, built-in two bowl stainless steel sink unit with mixer tap above, Zanussi dual compartment oven with four ring ceramic electric hob and extractor hood above, integrated dishwasher unit, black ceramic splashback tiling and white aqua boarding, space for fridge/freezer, access to built-in storage cupboard providing ample domestic storage space, telephone line connection point, power points and door leading off to;



UTILITY 3.30m x 1.85m (10'10" x 6'1")

With Upvc double glazed window to rear, pendant light fitting, enclosed light fitting, double panelled radiator, vinyl cushion flooring, built-in Worcester gas combi boiler providing the domestic hot water and heating systems, space for fridge/freezer, space for automatic washing machine, space for condenser dryer, power points and door leading off to;



REAR HALLWAY 1.40m x 0.79m (4'7" x 2'7")

With pendant light fitting, Upvc side access door, vinyl cushion flooring and door leading off to;

DOWNSTAIRS WC 1.22m x 1.07m (4'0" x 3'6")

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising low level WC and ceramic hand wash basin, access to water meter and white ceramic splashback tiling.



SNUG 2.72m x 1.96m (8'11" x 6'5")

With Upvc double glazed window to side, pendant light fitting, single panelled radiator, power points and wood effect vinyl cushion flooring.



BEDROOM ONE (FRONT) 5.13m maximum x 3.58m (16'10" maximum x 11'9")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, built-in meter cupboards housing gas and electricity meters and electricity consumer unit, thermostat and power points.



BEDROOM TWO (REAR) 3.86m x 2.87m (12'8" x 9'5")

With Upvc double glazed window to rear, enclosed light fitting, single panelled radiator, decorative dado rail and power points.



FIRST FLOOR LANDING 4.55m x 2.08m (14'11" x 6'10")

With Upvc double glazed window to rear, pendant light fitting, smoke alarm, loft access and doors leading off to;

BEDROOM THREE (REAR) 4.11m x 3.58m (13'6" x 11'9")

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



ENSUITE SHOWER ROOM 2.11m x 1.75m (6'11" x 5'9")

With Upvc double glazed frosted window to side, three spotlight fittings, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, corner glazed shower unit with thermostatic direct flow shower unit, white ceramic splashback tiling and tile effect vinyl cushion flooring.



BEDROOM FOUR (FRONT) 4.55m x 3.61m (14'11" x 11'10")

With Upvc double glazed windows to front, pendant light fitting, single panelled radiator, built-in storage cupboard providing ample domestic storage space, power points and door leading off to;



ENSUITE SHOWER ROOM 2.21m x 1.02m (7'3" x 3'4")

With pendant light fitting, extractor fan, single panelled radiator, a white suite comprising low level WC, ceramic hand wash basin and glazed shower enclosure with Triton Riba electric shower unit, blue ceramic wall tiling and tile effect vinyl cushion flooring.



BEDROOM FIVE (FRONT) 3.53m x 2.92m (11'7" x 9'7")

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



BEDROOM SIX (REAR) 3.84m x 2.84m (12'7" x 9'4")

With Upvc double glazed window to rear, three lamp light fitting, single panelled radiator, built-in storage cupboard providing ample domestic storage space and power points.



FIRST FLOOR BATHROOM 2.54m x 2.11m (8'4" x 6'11")

With Upvc double glazed frosted window to side, four spotlight fittings, extractor fan, single panelled radiator, a white suite comprising low level dual flush WC, pedestal sink unit, panel bath unit with mixer tap and separate shower attachment above, black ceramic splashback tiling, white Aqua boarding and tile effect vinyl cushion flooring.



EXTERNALLY

FORECOURT

Bounded by garden block wall, with block paving, stone chippings, and access to rear via metal side access gates.



ENCLOSED REAR GARDEN

Bounded by timber fencing and garden brick wall with stone slab paving and patio area providing ample domestic patio and sitting space, outdoor tap and metal front access gate.



COUNCIL TAX

Band 'B' 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 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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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