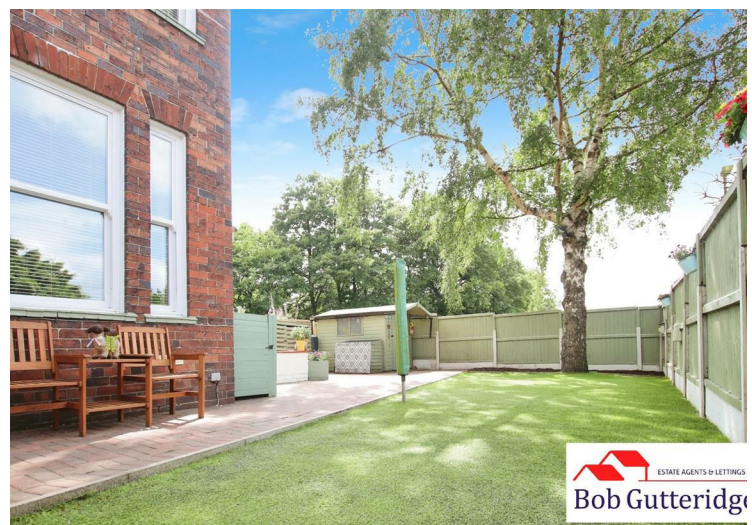
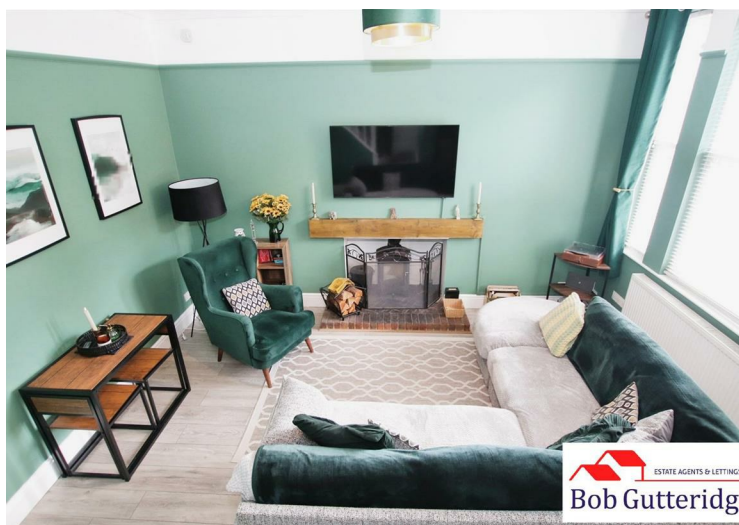


11 St. Christopher Avenue, Penkhull, Stoke-On-Trent, Staffs, ST4 5NA



Freehold £165,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented town house situated in this ever popular and convenient Penkhull location which provides ease of access to North Staffs NHS hospital along with providing good road links to the A34. This property is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious open plan lounge/dining room, modern fitted kitchen and to the first floor are two good sized bedrooms along with a first floor bathroom. Externally this property is set on a generous plot with off road parking for one vehicle along with a landscaped ease of maintenance rear garden. This truly beautiful home should be viewed at a potential purchasers earliest convenience to avoid disappointment.

ENTRANCE LOBBY

With part panelled/part glazed front access door with inset lead pattern, electricity consumer unit, enclosed light fitting, wall mounted heater, two power points, oak effect laminate flooring and door leads off to;



OPEN PLAN LOUNGE/DINING ROOM 4.52m x 4.22m (14'10" x 13'10")

With Upvc double glazed sash windows to side, coving to ceiling, decorative picture rail, pendant light fitting, modern grey laminate flooring, feature fireplace with oak mantle shelf, cast iron log burner with herringbone design brick hearth, double panelled radiator, power points, door to under-stairs store, stairs to first floor landing and access leads off to;



MODERN FITTED KITCHEN 3.51m x 1.50m (11'6" x 4'11")

With Upvc double glazed frosted window to side, four LED Spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in bowl and a half stainless steel sink unit with chrome mixer tap above, integrated four ring gas hob unit with oven beneath and extractor hood above, space for fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, door to built in boiler cupboard housing a Glow-worm combination boiler providing domestic hot water and central heating systems, double panelled radiator, modern grey laminate flooring and power points.



FIRST FLOOR GALLERIED LANDING

With coving to ceiling, four spotlight fittings, access to loft space, decorative dado rail, power point and door leads off to;



FIRST FLOOR MODERN BATHROOM 3.61m x 1.50m (11'10" x 4'11")

With Upvc double glazed sash style window to side, three LED Spotlight fittings, a modern white suite comprising of low level dual flush WC, pedestal sink unit and panelled bath unit with thermostatic direct flow shower above along with separate hair attachment, ceramic splashback tiling, electric shaver socket, modern chrome towel radiator, vinyl cushion flooring and door to built in airing cupboard providing ample domestic drying and storage space.



BEDROOM ONE 4.24m reducing to 2.92m x 2.51m (13'11" reducing to 9'7" x 8'3")

With two Upvc double glazed sash style windows to side, pendant light fitting, panelled radiator x two, TV aerial connection point and power points.



BEDROOM TWO 3.89m x 1.88m (12'9" x 6'2")

With Upvc double glazed sash style windows to rear, pendant light fitting, panelled radiator, BT telephone point (subject to usual transfer regulations) and power points.



EXTERNALLY



FRONTAGE

With paved driveway providing off road parking for a vehicle, paved pathway leads alongside the property with timber gate providing access off to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, brick paved pathways, brick paved patio area providing ample domestic patio and sitting space, artificial grassed area, garden timber shed, external power points, external cold water supply, lighting and raised timber decked area providing ample further patio and sitting space.



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.

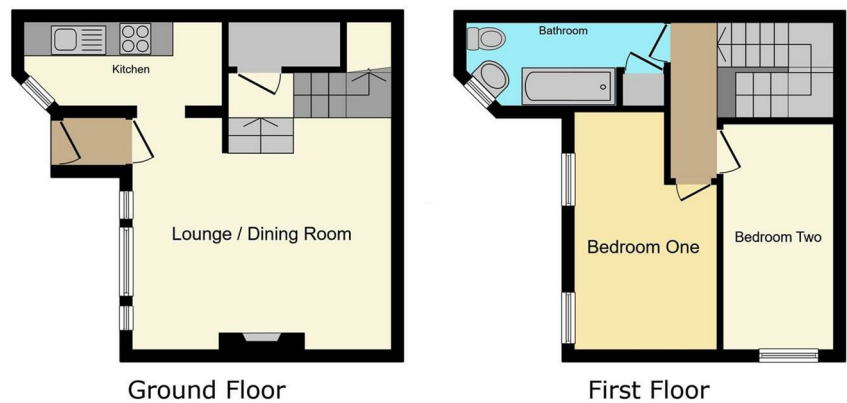
SERVICES

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.

11 St. Christopher Avenue, Stoke-on-Trent, ST4 5NA



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](https://www.propertybox.io)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-28	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

