

39 St. Thomas Place, Penkhull, Stoke-On-Trent, Staffordshire, ST4 7LA

FOLLWELLS



- Charming One Bedroom Terraced Cottage
- Within Penkhull Village Conservation Area
- With Character Throughout
- Off Road Parking for Small Vehicle
- Front and Rear Garden Areas
- No Upward Chain

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Asking Price

£115,000

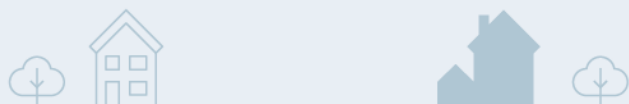
[follwells.co.uk](http://follwells.co.uk)

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01782 615530







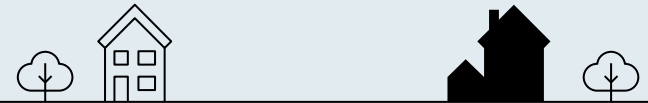
A charming one bedroom mid terraced cottage with character throughout, centrally located within the conservation area of Penkhull village. Well equipped to include fitted kitchen and first floor utility/shower room. Benefiting from dropped kerb off road parking for small vehicle to include potential to create larger parking space with front and rear garden areas.

The accommodation comprises entrance door directly opening into the lounge with attractive small bay window and gas fire having feature surround/marble hearth. There is an open turn staircase to first floor and laminate wood effect flooring continues through to the kitchen which is well equipped with base units and glass fronted cabinets, worktops and sink, fitted electric oven, and gas hob with splashback and extractor. There is a window and door access to the rear.

The bedroom to the first floor is part galleried over the staircase and has panelled window overlooking the front with a twin set of fitted triple wardrobe/shelving and store cupboards either side of the chimney breast. A glass panelled door opens to a utility shower room fitted with an attractive three piece suite comprising of corner mains tiled shower cubicle, W.C. and vanity wash hand basin. There is laminate wood effect flooring, chrome towel radiator, tiling to the majority of walls and window situated to the rear. Additionally there is a cupboard space having provision for washing machine with further cupboard above housing the central heating boiler.







Externally to the front there is a dropped kerb providing parking space for a small vehicle with a garden gate leading to a central pathway and front patio area with borders and hedge screening either side. Agents Note: Potential for parking space to be extended for allowance for larger vehicle.

To the rear there is a shared pathway with the adjoining neighbouring property number 37, with steps continuing to a further shared block paved pathway having garden area to the right hand side belonging to number 39. The pathway leads to a communal brick and tile store block with right hand store also belonging to number 39.

The property is vacant and is offered for sale with no upward sale chain.



## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

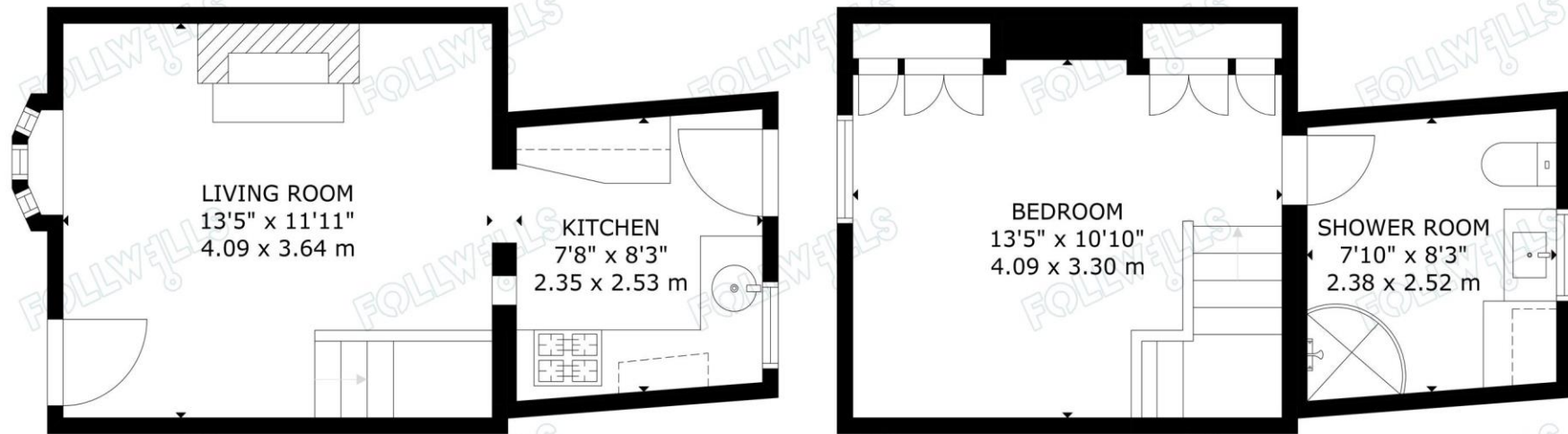
Glazing - Wood Frames

Tenure - Freehold

Council Tax Band 'A'

EPC Rating 'E'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA  
TOTAL: 43 m<sup>2</sup>/464 sq ft  
GROUND FLOOR: 22 m<sup>2</sup>/233 sq ft, FIRST FLOOR: 21 m<sup>2</sup>/231 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

