

28 Barnfield, Penkhull, Stoke-On-Trent, Staffordshire, ST4 5JE



Freehold £185,000

Bob Gutteridge Estate Agents are delighted to bring to the market this spacious and up to date mid town house situated in this ever popular and convenient Penkhull location which provides ease of access to the local NHS hospital as well as being well placed for access to shops, schools and amenities. This home offers Upvc double glazing along with combi central heating and in brief comprises of entrance lobby, "L" shaped lounge / diner, modern fitted kitchen and to the first floor are three bedrooms along with a modern first floor shower room. Externally the property offers a fore garden which could be converted to off road parking (Subject to planning approval) and an enclosed rear garden. Internal Inspection Is Highly Recommended !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset Georgian pattern, pendant light fitting, panelled radiator, wood effect laminate flooring, stairs to first floor landing and door to;

"L" SHAPED LOUNGE / DINER 4.80m reducing to 3.78m x 4.78m (15'9" reducing to 12'5" x 15'8")

With Upvc double glazed bay window to front with inset Georgian pattern, Upvc double glazed window to rear with inset Georgian pattern, two pendant light fittings, wood effect laminate flooring, double panelled radiator, t.v. aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), power points and access off to;



MODERN FITTED KITCHEN / BREAKFAST ROOM 3.25m x 3.35m

(10'8" x 11'0")

With Upvc double glazed windows to side and rear, Upvc double glazed frosted rear access door, three lamp light fitting, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect with built in AEG five ring ceramic gas hob unit with extractor hood above, built in AEG fan assisted oven with grill element, built in porcelain bowl and half single drainer sink unit with mixer tap above, modern tower radiator, plumbing for automatic washing machine, space for fridge/freezer, vinyl cushion flooring, mains stop water tap, electricity consumer unit and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to rear, pendant light fitting, battery and mains smoke alarm, power points, access to loft space and doors to rooms including;

MODERN FIRST FLOOR SHOWER ROOM 2.77m x 1.32m (9'1" x 4'4")

With Upvc double glazed frosted window to rear, enclosed light fitting, fully tiled in modern wall ceramics with ceramic tiled flooring, a modern white suite comprising of vanity sink unit with mixer tap above, low level dual flush w.c., walk in double shower enclosure with glazed access door plus thermostatic direct flow shower with rain forest shower head, aqua boarding to splashback and modern chrome towel radiator.



BEDROOM ONE (FRONT) 3.78m x 3.53m (12'5" x 11'7")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, double panelled radiator, t.v. aerial connection point and power points.



BEDROOM TWO (REAR) 3.25m x 3.33m (10'8" x 10'11")

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



BEDROOM THREE (FRONT) 3.33m x 2.59m (10'11" x 8'6")

With two Upvc double glazed windows to front with inset Georgian pattern, pendant light fitting, panelled radiator and power points.



EXTERNALLY



FORE GARDEN

Bounded by established hedges to borders with a lawn section, a flagged pathway provides pedestrian access to the front of the property. This home offers scope to allow for off road parking to the front of the property subject to usual planning permission.



REAR GARDEN

Bounded by established hedges to borders along with concrete post and timber fencing, paved area providing patio and sitting space etc., lawn section, garden timber shed and access to a built in store housing the combination boiler providing the domestic hot water and central heating systems.



Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires 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

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. 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.

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

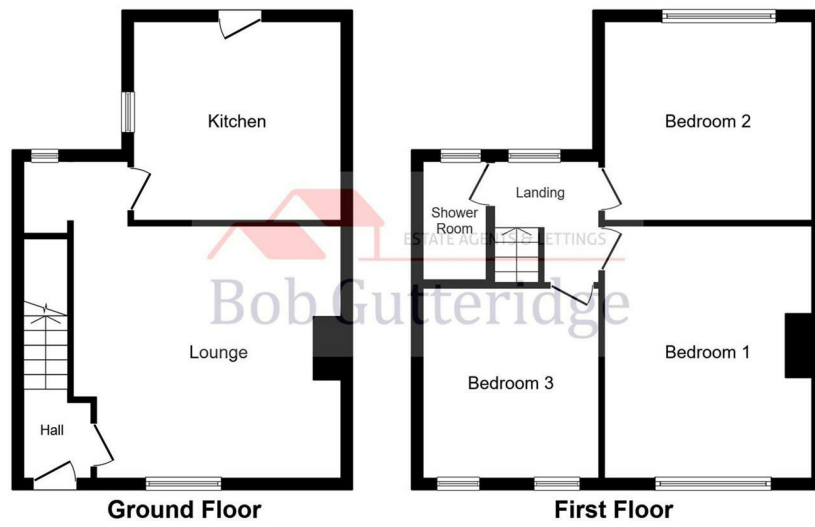
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

COUNCIL TAX

Band 'B' amount payable to City Of Stoke On Trent Council.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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

