

10 Stone Street, Penkhull, Stoke-On-Trent, Staffs, ST4 7HJ



Freehold £117,950

Bob Gutteridge Estate Agents are delighted to bring to the market this smartly presented Victorian terraced home situated in this ever popular Penkhull location. As you would expect this property offers the benefits of Upvc double glazing along with combi central heating and in brief the accommodation comprises of lounge, fitted kitchen/dining room, utility room, ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

LOUNGE 4.14m x 3.96m (13'7" x 13'0")

With Upvc double glazed frosted front access door, Upvc double glazed window to front with inset lead pattern, pendant light fitting, coving to ceiling, battery and mains smoke alarm, panelled radiator, feature fireplace with inset gas fire, TV aerial connection, power points and access off to;



FITTED KITCHEN / DINING ROOM 4.14m x 3.23m (13'7" x 10'7")

With Upvc double glazed window to rear, coving to ceiling, double wall light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and half stainless steel sink unit with mixer tap above, built in four ring electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, plumbing for dishwasher, Ferolli combination boiler providing the domestic hot water and central heating systems, power points, panelled radiator, door to under stairs store, stairs to first floor landing and part panelled part glazed door leads off to;



REAR LOBBY / UTILITY 2.18m x 1.17m (7'2" x 3'10")

With Upvc side access door, base and wall mounted storage cupboards providing ample storage space, round edge work surface, space for tumble dryer, power points, vinyl cushion flooring and door leads off to;



GROUND FLOOR BATHROOM 2.69m x 2.08m (8'10" x 6'10")

With Upvc double glazed frosted window to side, ceramic half wall tiling, vinyl cushion flooring, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit with mixer tap plus shower attachment and panelled radiator.



FIRST FLOOR LANDING

With pendant light fitting, access to loft space and doors to rooms including;

BEDROOM ONE 4.32m x 3.35m (14'2" x 11'0")

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



BEDROOM TWO 4.32m x 3.05m (14'2" x 10'0")

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator and power points.



EXTERNALLY

REAR YARD

Bounded concrete post and concrete/timber fencing, timber gate provides pedestrian access to the rear of the property, paved pathways, gravelled borders and an external brick store.



COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent City 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

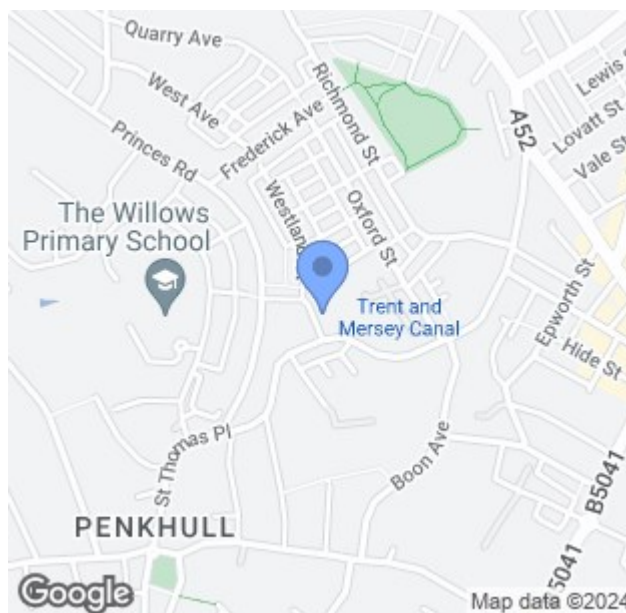
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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		
69-80	C		77 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

