

## 142 Richmond Street, Penkhull, Stoke-On-Trent, Staffs, ST4 7DU



**Freehold £125,000**



Bob Gutteridge Estate Agents are pleased to offer to the market this traditional end Victorian terraced home situated in this ever popular and convenient Penkhull location which provides ease of access to local shops, schools and amenities along with good road links to the A500. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi gas central heating and in brief the accommodation comprises of entrance hall, sitting room, separate lounge, fitted kitchen, modern ground floor bathroom and to the first floor are two double bedrooms. Externally the property offers a yard to both side and rear elevations. We can also confirm that this home is being sold with the additional benefit of No Vendor Onward Chain!

### ENTRANCE HALL

With Upvc double glazed frosted front access door with frosted skylight above, cornice to ceiling, smoke alarm, pendant light fitting, ceramic tiled flooring. along with engineered oak flooring, feature archway, stairs to first floor landing, BT telephone point (subject to usual transfer regulations) and access leads off to;



### SITTING ROOM 3.18m x 2.97m (10'5" x 9'9")

With Upvc double glazed windows to front and side aspects, cornice to ceiling, pendant light fitting, built in meter cupboard, panelled radiator, Virgin Media connection point (subject to usual transfer regulations), wall mounted electric fire and power points.



### **LOUNGE 4.04m x 3.23m (13'3" x 10'7")**

With Upvc double glazed window to rear and side aspect, coving to ceiling, decorative ceiling rose, smoke alarm, pendant light fitting, wall mounted focal electric fire, panelled radiator, power points, door leads off to under stairs store providing ample domestic storage space.



### **FITTED KITCHEN 3.63m x 1.91m (11'11" x 6'3")**

With Upvc double glazed window to side aspect, fluorescent tube light fitting, extractor fan, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in oak effect with built in four ring gas hob unit with oven beneath, built in stainless steel sink unit with mixer tap above, space for freestanding fridge/freezer, plumbing for automatic washing machine, double panelled radiator, vinyl cushion flooring, power points and access to;



### **REAR LOBBY AREA**

With Upvc double glazed frosted side access door with inset lead pattern, access to loft space, Ariston combination boiler providing domestic hot water and central heating systems, vinyl cushion flooring, power points, space for condenser dryer and access off to;

## GROUND FLOOR BATHROOM 2.08m x 1.70m (6'10" x 5'7" )

With Upvc double glazed frosted window to side, four wall spotlight fittings, extractor fan, fully tiled in modern wall ceramics, a white suite comprising of built in dual flush WC, vanity sink unit, panelled bath unit with thermostatic direct flow shower above, modern chrome towel radiator and ceramic tiled flooring.



## FIRST FLOOR LANDING

With pendant light fitting, coving to ceiling, smoke alarm and doors to rooms including;



## BEDROOM ONE (FRONT) 4.04m x 3.18m (13'3" x 10'5")

With two Upvc double glazed windows to front, Upvc double glazed window to side, positive air flow system, pendant light fitting, coving, double panelled radiator, cast iron fireplace and power points.





## **BEDROOM TWO 4.06m x 3.28m (13'4" x 10'9" )**

With Upvc double glazed windows to side and rear aspects, coving to ceiling, pendant light fitting, panelled radiator, feature fireplace in cast iron, power points and door to built in wardrobe providing ample domestic hanging and storage space.



## **EXTERNALLY**

### **SIDE YARD**

Bounded by garden brick walls and stone chippings providing ease of maintenance, access which leads off to;



### **ENCLOSED REAR YARD**

Bounded by garden brick walls and timber post and timber fencing, paved area provides patio and sitting space with plum slate chipping to border.



## **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.

## **SERVICES**

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

## **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.

## **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		86 B
69-80	C		
55-68	D	65 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

