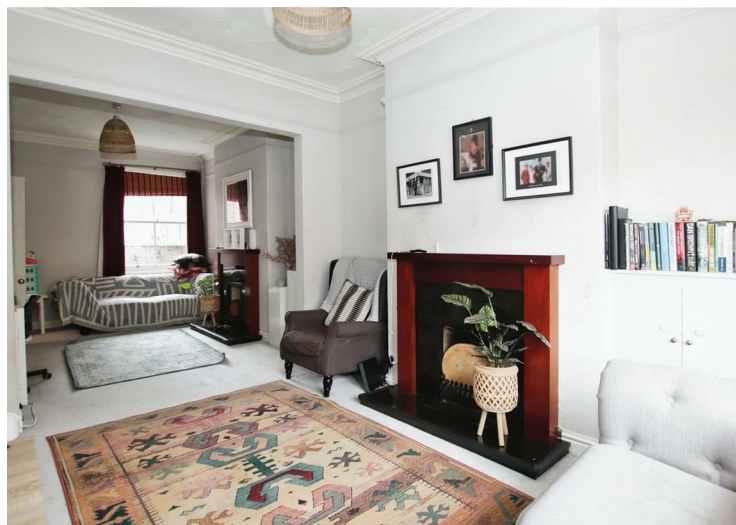
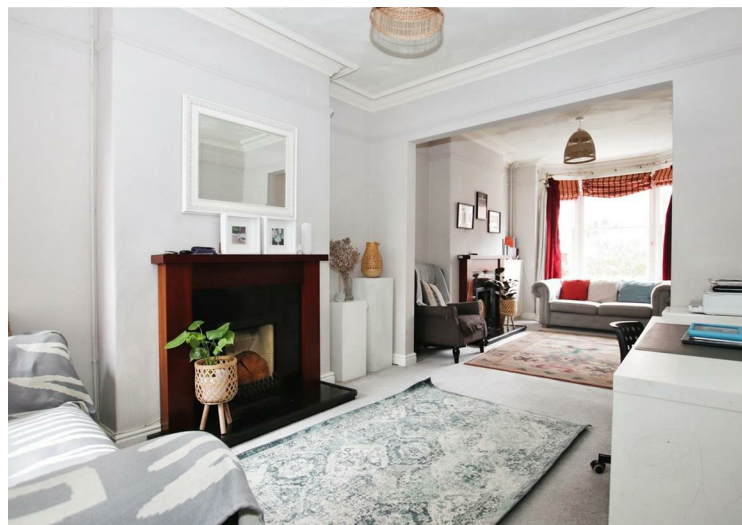


51 Frederick Avenue, Penkhull, Stoke-On-Trent, Staffs, ST4 7DY

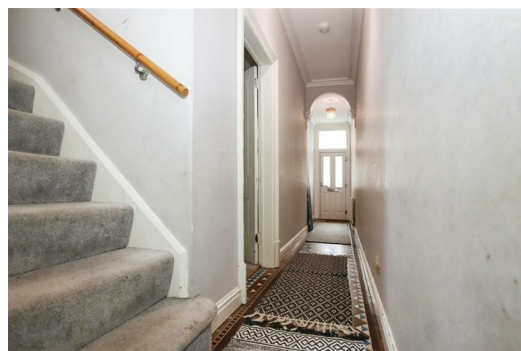
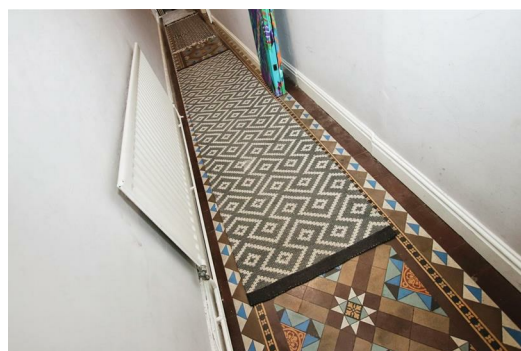
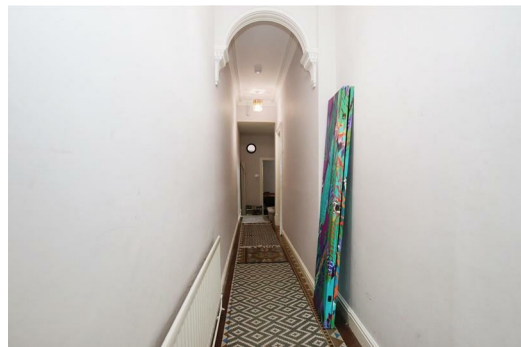


Freehold £175,000

Bob Gutteridge Estate Agents are pleased to offer to the market this fore courted Victorian terraced home situated in this ever popular and desirable Penkhull location which provides ease of access to local shops, schools and amenities as well as offering good road links to the North Staffs NHS hospital. This charming home offers many traditional features including Minton tiled flooring, sash windows and feature cornicing along with offering modern day comforts of gas combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge/dining room, breakfast room, fitted kitchen, downstairs WC and to the first floor are two bedrooms along with a first floor four piece family bathroom. Externally the property enjoys a forecourt and enclosed rear yard.

ENTRANCE HALL

With composite double glazed frosted front access door with double glazed skylight above, cornicing to ceiling, feature archway, smoke alarm, pendant light fitting, Minton tiled flooring, vertical radiator, door to cellar and doors lead off to rooms including;



OPEN PLAN LOUNGE/DINING ROOM 8.56m into bay x 3.10m (28'1" into bay x 10'2")

With glazed sash bay window to front and glazed window to rear, cornicing to ceiling, artex to ceiling, decorative picture rail, two pendant light fittings, two feature fireplace with inset cast iron hearth and inset along with open grate, built in meter cupboards, two double panelled radiators, TV aerial connection point, BT telephone point (subject to usual transfer regulations) and power points.



BREAKFAST ROOM 3.10m to chimney breast x 2.72m (10'2" to chimney breast x 8'11")

With sash glazed window to side, artex to ceiling, pendant light fitting, panelled radiator, modern grey wood effect flooring, power points and access leads off to;



FITTED KITCHEN 4.32m x 2.72m reducing to 1.55m (14'2" x 8'11" reducing to 5'1")

With Upvc double glazed frosted side access door, Upvc double glazed windows to side and rear aspects, enclosed light fitting, three lamp light fitting, a range of base and wall mounted cream storage cupboards providing ample domestic cupboard and drawer space with square edge wood block effect work surface with built in four ring electric ceramic hob unit with oven beneath and extractor hood above, built in double drainer sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for fridge/freezer, tile effect flooring, modern vertical radiator, glazed splashbacks, panelled radiator, circular sink unit with chrome mixer tap above and Logic Combi 30 boiler providing domestic hot water and central heating systems, power points and door leads off to;



DOWNSTAIRS WC 1.65m x 0.89m (5'5" x 2'11")

With Upvc double glazed frosted window to side, enclosed light fitting, a white low level WC, panelled radiator and tile effect flooring.



FIRST FLOOR LANDING

With frosted glazed window to side, coving to ceiling, smoke alarm, two pendant light fittings, access to loft space, panelled radiator and door leads off to;



BEDROOM ONE (FRONT) 4.32m x 3.68m (14'2" x 12'1")

With two sash glazed windows to front, coving to ceiling, two pendant light fittings, feature cast iron fire surround, panelled radiator and power points.



BEDROOM TWO (REAR) 3.94m x 3.28m (12'11" x 10'9")

With bay sash window to rear, coving to ceiling, pendant light fitting, cast iron fire surround, double panelled radiator and power points.



FIRST FLOOR BATHROOM 3.20m x 2.72m (10'6" x 8'11")

With Upvc double glazed sash style window to rear, artex to ceiling, extractor fan, enclosed light fitting, a four piece suite comprising of roll top bath unit with Victorian style mixer tap and hair attachment, low level WC, pedestal sink unit, walk in double shower enclosure with thermostatic direct flow shower, ceramic wall tiling, stripped and treated floor boards and double panelled radiator.



EXTERNALLY



FORE COURT TO FRONTAGE

Bounded by garden brick walls and wrought iron metal gate providing pedestrian access to the front of the property, paved pathways, storm porch area and mature shrubs and plants to frontage.



ENCLOSED REAR YARD

Bounded by garden brick walls and timber gate providing pedestrian access to the rear of the property, paved providing ease of maintenance along with providing 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.

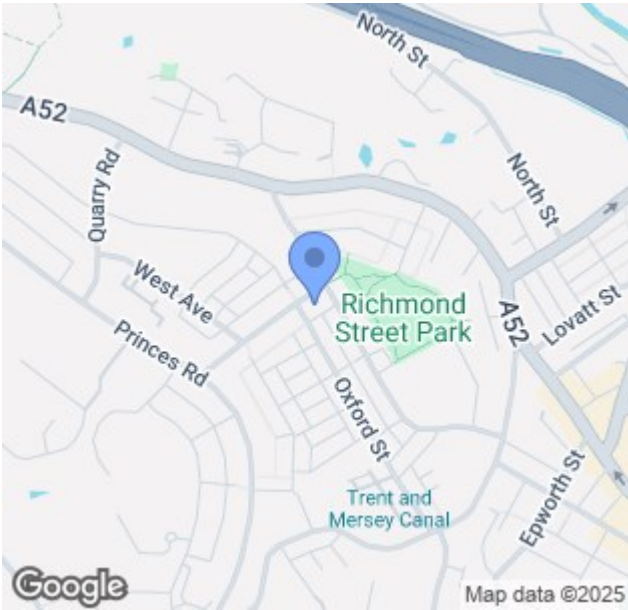
VIEWING

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

51 Frederick Avenue, Stoke-on-Trent, ST4 7DY



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 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 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

