

21 Meliden Way, Penkhull, Stoke-On-Trent, Staffs, ST4 5DZ



Freehold £239,950

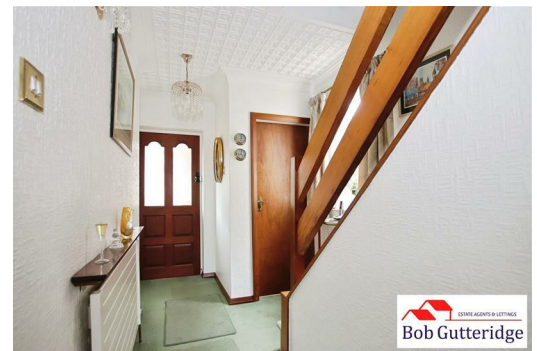
Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and spacious semi detached home situated in a pleasant cul de sac location in this ever popular and convenient Penkhull location. The property is well placed for access to local shops, schools and amenities as well as providing ease of access to the North Staffs NHS Hospital. This home is enhanced with the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of storm porch, entrance hall, downstairs WC, "L" shaped lounge / diner, fitted kitchen and to the first floor are three generous bedrooms with two offering built in wardrobes and a first floor fully tiled shower room. Externally the property offers gardens to both front and rear along with off road parking and a detached brick garage. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

STORM PORCH

With Upvc double glazed front access door with inset lead pattern, double glazed units to side, enclosed light fitting and part panelled part frosted glazed door provides access off to;

ENTRANCE HALL

With Upvc double glazed frosted window to side, coving to ceiling, smoke alarm, pendant light fitting, wall light fitting, panelled radiator, power points, stairs to first floor landing and doors to rooms including;



DOWNSTAIRS WC 2.18m x 0.94m (7'2" x 3'1")

With frosted glazed window to side, coving to ceiling, enclosed light fitting, a white suite comprising of low level WC, and wall mounted sink unit with taps above.



**OPEN PLAN "L" SHAPED LOUNGE / DINING ROOM 7.54m x 3.40m
maximum (24'9" x 11'2" maximum)**

With Upvc double glazed bow window to front with inset lead pattern, Upvc double glazed sliding patio door to rear, coving to ceiling, five wall light fittings, feature stone fireplace with built in living flame coal effect gas fire, TV aerial connection point and power points.



FITTED KITCHEN 3.00m x 2.67m (9'10" x 8'9")

With Upvc double glazed window to rear, Upvc double glazed frosted side access door, fluorescent light fitting, a range of base and wall mounted textured storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in wood effect with built in double sink unit with mixer tap above, space for under counter fridge plus freezer, integrated Neff fan assisted oven with grill above, built in Neff four ring brushed stainless steel gas hob unit with extractor hood above, ceramic wall tiling, plumbing for automatic washing machine, power points, panelled radiator and door to under stairs store.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, coving, decorative ceiling rose, smoke alarm, pendant light fitting, power point and door to a built in boiler cupboard housing a Valliant combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



BEDROOM ONE (FRONT) 3.68m x 3.02m + recess (12'1" x 9'11" + recess)

With Upvc double glazed window to front, coving to ceiling, three lamp light fitting, panelled radiator, two wall light fittings, power points and built in double and single wardrobes providing ample domestic hanging space and storage space.



BEDROOM TWO (REAR) 3.35m x 2.90m (11'0" x 9'6")

With Upvc double glazed window to rear, coving to ceiling, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



BEDROOM THREE (FRONT) 2.16m x 2.39m (7'1" x 7'10")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator and power point.

FIRST FLOOR FULLY TILED SHOWER ROOM 2.03m x 1.68m (6'8" x 5'6")

With Upvc double glazed frosted window to rear, enclosed light fitting, coving to ceiling, extractor fan, fully tiled in high glazed wall ceramics with inset pattern tile, a coloured suite comprising of low level WC, pedestal sink unit, corner glazed shower cubicle with thermostatic direct flow shower, double panelled radiator, wall light fitting and electric shaver socket.



EXTERNALLY

FORE GARDEN

With lawn section to frontage with mature shrubs and plants to borders, a tarmac driveway provides off road parking along side the property and double gates provide access to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, lawn section with shrubs and plants to borders, two paved patio areas along with a timber decked area providing various patio and sitting spaces, potting shed and a wealth of mature shrubs. Access leads off to;



DETACHED BRICK GARAGE 5.94m x 2.84m (19'6" x 9'4")

With double timber access doors, two Upvc double glazed windows to side, glazed window to rear,

COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council/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.

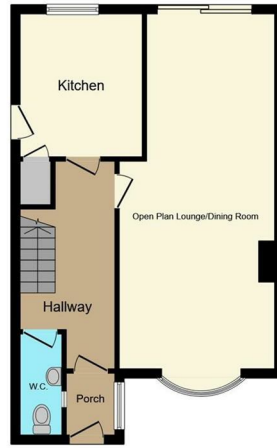
SERVICES

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.

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Ground Floor



First Floor

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 any 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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



 **Bob Gutteridge**
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