

12 Lionel Grove, Penkhull, Stoke-On-Trent, Staffs, ST4 6RW



Freehold £159,950

Bob Gutteridge are pleased to offer to the market this spacious semi detached home situated in a pleasant and popular cul de sac in Penkhull which provides ease of access to the North Staffs NHS Hospital as well as being near to local shops, schools and amenities. This home offers timber double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, lounge, dining room, fitted kitchen and to the first floor are two double bedrooms along with a first floor bathroom. Externally the property is set on a pleasant plot which allows for off road parking to the frontage along with an enclosed rear yard. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN !**

ENTRANCE HALL

With part panelled part glazed front access door, pendant light fitting, smoking alarm, double panelled radiator, power point, stairs to first floor landing and doors to rooms including;

LOUNGE 3.38m x 3.81m (11'1" x 12'6")

With double glazed timber bow window to rear, pendant light fitting, double panelled radiator, BT telephone point (Subject to usual transfer regulations), TV aerial connection, feature stone fire place with coal effect gas fire, power points and access off to;



DINING ROOM 2.72m x 2.72m (8'11" x 8'11")

With double glazed timber bow window to rear, pendant light fitting, coving to ceiling, double panelled radiator, power points and part panelled part glazed sliding door leads off to;



FITTED KITCHEN 2.69m x 2.54m (8'10" x 8'4")

With Upvc double glazed frosted side access door, two timber double glazed windows to front, fluorescent tube light fittings, artex to ceiling, coving, base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface, stainless steel sink unit with mixer tap above, space for fridge/freezer, space for freestanding gas cooker, plumbing for automatic washing machine and power points.



FIRST FLOOR LANDING

With timber double glazed window to front, pendant light fitting, access to loft space, smoke alarm, door to built in boiler cupboard housing a Ideal Logic gas combination boiler providing the domestic hot water and central heating systems. Doors to rooms including;



BEDROOM ONE (FRONT) 5.41m reducing to 4.42m x 3.45m (17'9" reducing to 14'6" x 11'4")

With timber double glazed windows to front and rear aspects, coving to ceiling, two pendant light fittings, double panelled radiator and power points.



BEDROOM TWO (REAR) 3.40m x 2.72m (11'2" x 8'11")

With timber double glazed window to rear, two pendant light fittings, coving to ceiling, double panelled radiator, power point and built in double wardrobe providing ample domestic hanging space and storage space.



FIRST FLOOR BATHROOM 1.85m x 1.68m (6'1" x 5'6")

With aluminium frosted glazed window to side, enclosed light fitting, extractor fan, coving to ceiling, a coloured suite comprising of low level WC, pedestal sink unit, panelled bath unit with Triton electric shower above, ceramic splashback tiling with border tile, vinyl cushion flooring and double panelled radiator.



EXTERNALLY

FORE GARDEN

Bounded by mature hedges to borders, double metal gate provide vehicular access to the front of the property, a brick paved driveway allows for off road parking and access alongside the property to;

REAR GARDEN

Bounded by concrete post and timber fencing, paved area providing patio and sitting space, lawn section, greenhouse and access to an external brick shed providing ample external storage 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.

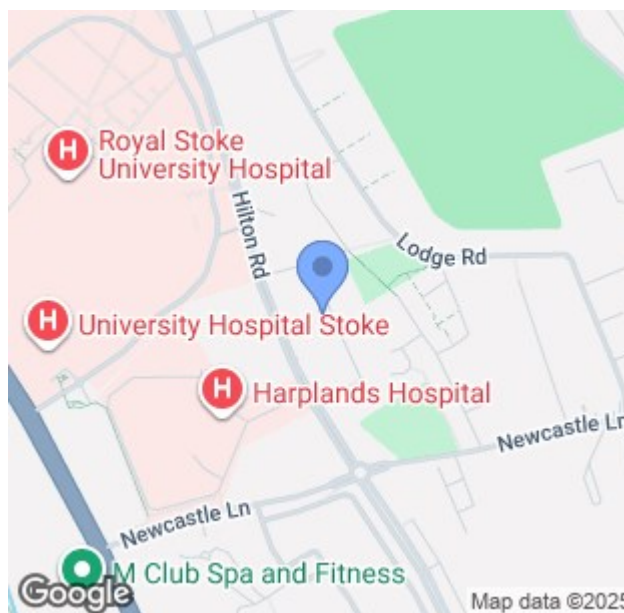
VIEWING

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



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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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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



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