

FOR SALE



Oxford Street, Penkhull, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £140,000


MARTIN&CO



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3 Bedrooms, 1 Bathroom

Offers In Excess Of £140,000

- No onward chain
- Two separate reception rooms
- Well-proportioned kitchen
- Sought after location
- Near University Hospital

OVERVIEW Presenting for sale this substantial mid terraced house, well located on Oxford Street, Penkhull. Offered in good condition, the property presents an excellent opportunity for both first time buyers and investors, with the added convenience of no onward chain.

The home features two separate reception rooms, providing flexible living space. The accommodation includes a well-proportioned kitchen, offering space for everyday cooking.

There are three bedrooms in the property. Bedroom one further benefits from built-in wardrobes, offering practical storage solutions. There is a second double bedroom and a comfortable single.

Set in a sought after location, the property is close to public transport links, nearby schools and a range of local amenities are within easy reach.

A significant highlight is the proximity to the University Hospital of North Staffordshire, which may appeal to investors seeking a property with strong rental demand.

This terraced house represents a solid investment or comfortable first home in a desirable part of Stoke-on-Trent with the added benefit of newly fitted carpets, fresh decor and a replacement roof in 2002.

PORCH 3' 4" x 1' 3" (1.04m x 0.40m)

ENTRANCE HALL 13' 3" x 3' 4" (4.04m x 1.04m) Under stairs storage cupboard.





DINING ROOM 11' 11" x 10' 9" (3.65m x 3.30m)
Having double glazed window to the front elevation, radiator.

BATHROOM 7' 10" x 7' 0" (2.41m x 2.14m)
Comprising; low level WC, pedestal hand wash basin and bath with shower over

LOUNGE 14' 9" x 13' 2" (4.50m x 4.02m) Double glazed window to the rear elevation, feature fireplace, stairs to the first floor, radiator.

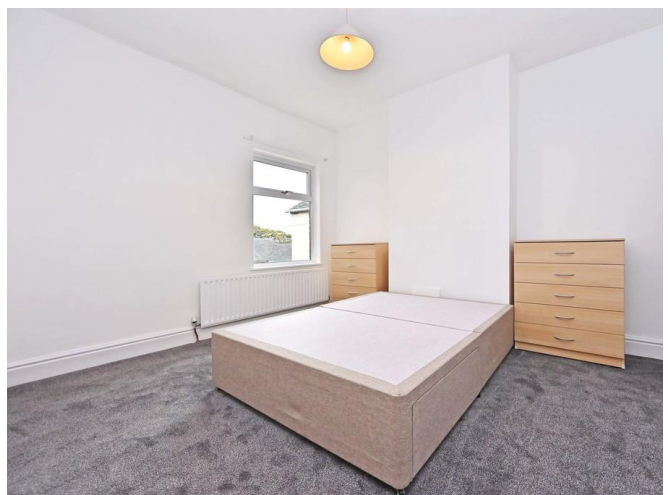
BEDROOM ONE 14' 9" x 12' 0" (4.5m x 3.66m) Double glazed window to the front elevation, radiator

KITCHEN 9' 11" x 8' 11" (3.03m x 2.74m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, double glazed window to the side elevation, housing gas combination boiler, radiator.

BEDROOM TWO 13' 2" x 11' 3" (4.01m x 3.43m)
Double glazed window to the rear elevation, radiator

BEDROOM THREE 9' 11" x 9' 0" (3.02m x 2.74m)
Double glazed window to the rear elevation, radiator

REAR LOBBY 7' 11" x 2' 8" (2.43m x 0.82m) Door giving access to the rear yard.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





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