

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



48 Hunters Way, Penkhull, Stoke-On-Trent, ST4 5EF

£139,995

- Watch Our Online Video Tour!
- Kitchen With Dining Area
- GF Cloaks/Wc
- Combi Boiler
- Three Bedrooms
- Utility Room
- FF Shower Room
- Convenient Location

Sitting elevated above Hunters Way in Penkhull is this semi-detached house which is clean, tidy and ready to move into and improve at your leisure!

Just a short distance from the University Hospital of the North Midlands and other major employment centres this property is all well located for access to the A500 and A50 roads.

To the rear is a pleasant garden with paved patio area and lawn separated in a multi level arrangement.

Inside you'll find three family sized bedrooms on the first floor together with a bathroom, whilst downstairs there's a lounge, combined kitchen with dining area and a useful utility room/rear hall as well as a separate wc. Heating is from a combi boiler.

See our online virtual tour and for more information call or e-mail us.



Austerberry

Austerberry

The Best Move You'll Make

GROUND FLOOR

ENTRANCE HALL

Fitted carpet. UPVC double glazed front door.

LOUNGE

16'3" x 10'4" (4.95 x 3.15)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

KITCHEN

11'5" x 11'4" (3.48 x 3.45)

Vinyl flooring. Radiator. Wall cupboards and base units. Store cupboards. UPVC single glazed window.

UTILITY ROOM

8'2" x 4'11" (2.49 x 1.50)

Vinyl flooring. Timber back door.

TIMBER LEAN TO

16'11" x 6'11" (5.16 x 2.11)

Fitted carpet. Wc. Access to the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Store cupboard with combi boiler. Access to the loft.

BEDROOM ONE

Fitted carpet. Radiator. UPVC single glazed window. Fitted wardrobes.

BEDROOM TWO

10'8" x 10'4" (3.25 x 3.15)

Fitted carpet. Radiator. UPVC single glazed window.

BEDROOM THREE

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'8" x 5'5" (2.34 x 1.65)

Vinyl flooring. Radiator. UPVC single glazed window. Part tiled walls. Bath with overhead electric shower, wash basin and wc.

OUTSIDE

The front garden has a raised lawn and the rear garden is a good size with small lawn and multiple patio areas. There is no off road parking.





Austerberry



Austerberry



Austerberry



Austerberry

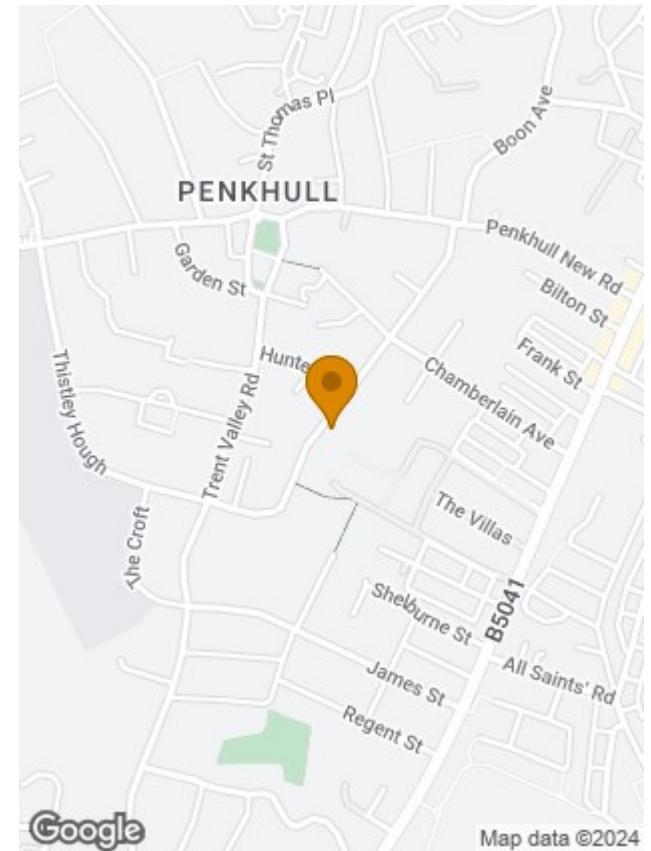


Austerberry



Austerberry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

MATERIAL INFORMATION

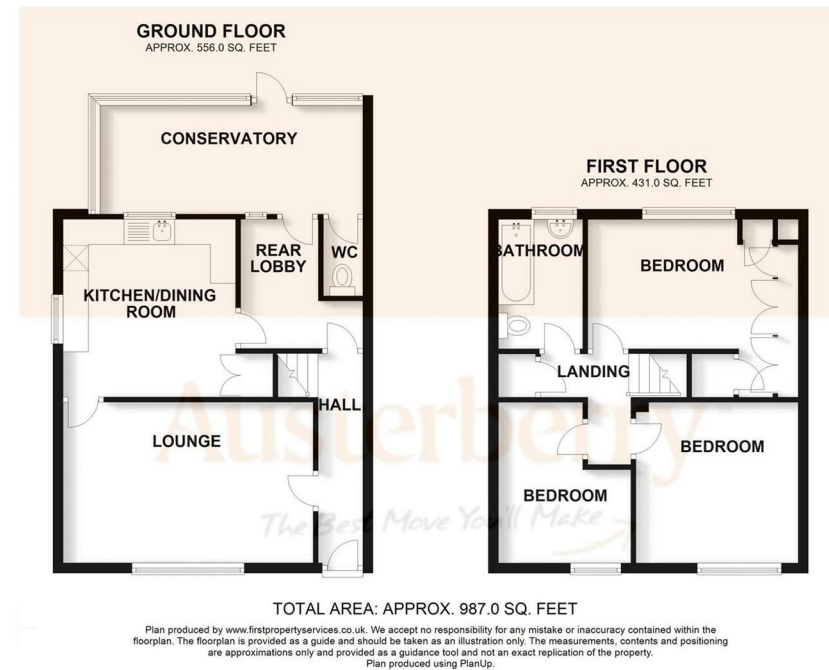
Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry[™]
the best move you'll make