

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



84 Newcastle Lane, Penkhull, Stoke-On-Trent, ST4 5DR

Offers In Excess Of

£210,000

- Watch Our Online Video Tour!
- Close To Village Centre
- Open Plan Living Area
- Three Good Bedrooms
- Desirable Location
- Near To University Hospital
- Large Bathroom With Bath + Shower
- Ready To Move Into... No Chain!

## A FAMILY SIZED HOME IN A GREAT LOCATION!

Literally just a few minutes walk away from the heart of the historic village of Penkhull and conveniently close to local schools as well as to the University Hospital Of The North Midlands.

This traditional semi-detached looking house has been updated internally but undoubtedly still has further potential. Particular features include an impressive open plan living area to the rear of the property with views down the extensive rear garden whilst to the front of the house is a comfortable lounge and on the first floor you'll find three sensibly proportioned bedrooms together with a bathroom which has a bath and separate walk in rain head shower.

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)



## GROUND FLOOR

### PORCH

UPVC double glazed external front door and windows. UPVC double glazed door leading into the...

### ENTRANCE HALL

Grey laminate flooring. Radiator. Spotlights. UPVC double glazed window. Under stairs storage cupboard. Walk in store room with grey laminate flooring, shelving and UPVC double glazed window.

### LOUNGE

12'0 into bay x 10'10 (3.66m into bay x 3.30m )

Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds.

### OPEN PLAN LIVING AREA

20'3 x 16'11 max (6.17m x 5.16m max)

Grey laminate flooring.

### KITCHEN AREA

Range of wall cupboards and base units with a pale grey high gloss finish together with integrated fridge freezer, dish washer, washing machine, Bosch electric hob, cooker hood and two under ovens. Spotlights. Part tiled walls. UPVC double glazed window with fitted roller blind.

### DINING AREA

Shelving. Spotlights. UPVC double glazed windows and double doors opening into the garden.

## FIRST FLOOR

## LANDING

Approached by an interesting staircase and with fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Radiator. Spotlights. Excess to the loft.

### BATHROOM/WC

9'9 x 5'10 (2.97m x 1.78m)

White suite consisting of a panelled bath, wc with concealed cistern and a wash basin within a fitted unit. Separate walk in rain head shower. Grey laminate flooring. Two UPVC double glazed windows with fitted roller blinds. Stainless steel centrally heated towel rail radiator. Extractor. Part tiled walls.

### BEDROOM ONE

11'0 x 10'10 (3.35m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

### BEDROOM TWO

10'11 x 10'9 (3.33m x 3.28m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

### BEDROOM THREE

8'9 x 7'11 (2.67m x 2.41m)

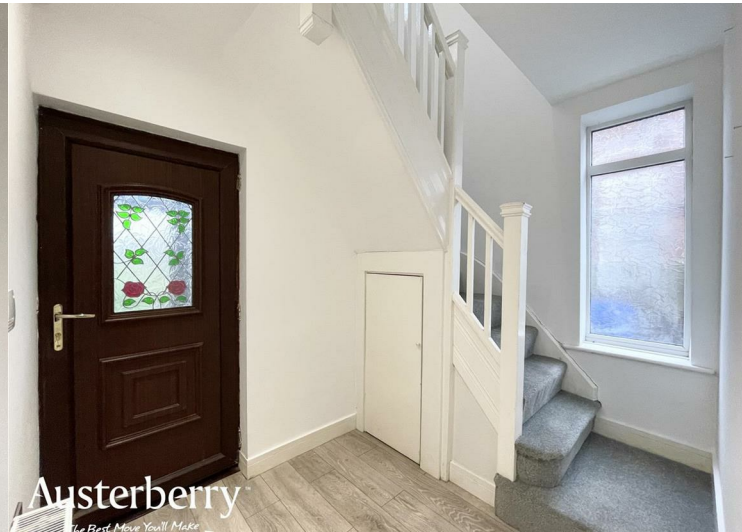
Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

## OUTSIDE

The house stands elevated above road level with lawned gardens and a driveway to the front and long mainly lawned garden with mature trees and shrubs to the rear.

## OTHER

the property is not connected to mains sewage. There is a septic tank.

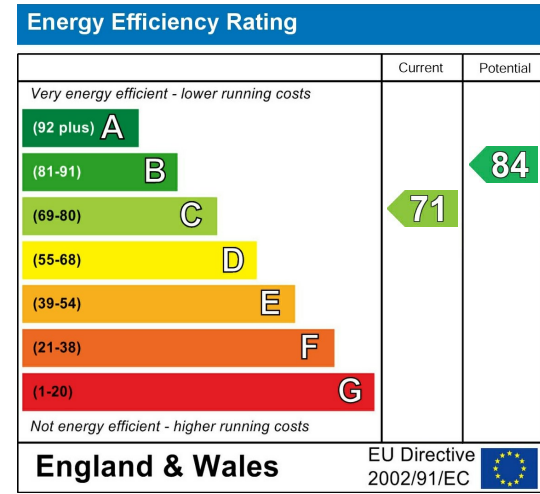




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**PLEASE NOTE**

- \* 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](mailto:enquiries@austerberry.co.uk)

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