

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 St. Christopher Avenue, Penkhull, Stoke-On-Trent, ST4 5NA

£140,000

- Unique Property With Extraordinary Architecture!
 - Combined Lounge and Dining Room
 - Two Double Bedrooms
 - Designated Parking Space
- High Ceilings and Tall Windows
 - Modern Kitchen With Integrated Appliances
 - UPVC Double Glazing and Gas Central Heating
 - No Onward Chain!

This is a very rare opportunity to purchase your very own slice of history in the heart of the Penkhull Conservation Area!

Located on St Christophers Avenue is this delightful two bedroomed cottage just a short walk away from the University Hospital of the North Midlands and Penkhull Village.

The property offers pleasant living with unique architecture. The combined living and dining room has high ceilings and tall windows. The kitchen is modern with an integrated oven & hob, under counter lighting and houses the gas central heating boiler.

Upstairs both of the bedrooms are generous doubles whilst the bathroom has a modern white suite and shower over the bath.

The property also benefits from a designated parking space and a beautiful garden with mature trees.

Available with no onward chain, contact us today to arrange your viewing.

For more information please call or email us.



GROUND FLOOR

ENTRANCE PORCH

Timber external door with Yale entry code lock. Fitted floor mat.

LOUNGE/DINER

14'11" x 14'00" (4.55m x 4.27m)

Fitted carpet. Radiator. Feature fireplace with electric fire. Three tall UPVC double glazed windows. Under stairs storage cupboard.

KITCHEN

12'01" x 4'11" (3.68m x 1.50m)

Cream cottage style wall and base units, electric oven and integrated hob. Plumbing for washing machine and space for fridge freezer. Tiled splash back. UPVC double glazed window. Radiator. Vinyl flooring. Under unit lighting. A cupboard containing Baxi Central heating boiler.

FIRST FLOOR

STAIRS AND LANDING

Fitted stair and landing carpet. Linen cupboard with louvered door. Access to loft space.

BEDROOM ONE

14'00" x 8'06" (4.27m x 2.59m)

Fitted carpet. Two UPVC double glazed windows. Radiator. Neutral decoration.

BEDROOM TWO

12'09" x 8'01" (3.89m x 2.46m)

Fitted carpet. UPVC double glazed window. Radiator. Neutral decoration.

BATHROOM

A modern white suite with electric shower over the bath, WC and wash basin. Part tiled walls. Radiator. Vinyl flooring. UPVC double glazed window. Extractor fan. Cupboard containing the hot water cylinder.

OUTSIDE

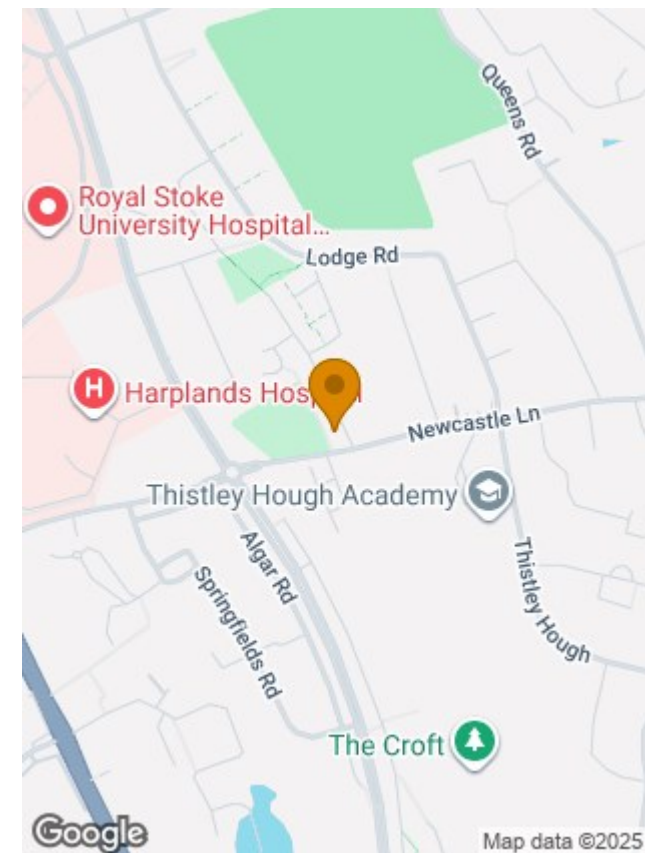
An allocated parking space.

A large lawn with mature trees.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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