



**42 Newmount Road, Stoke-On-Trent, ST4 3HQ**

**£180,000**



# 42 Newmount Road, Stoke-On-Trent ST4 3HQ

\*\*\*NEW INSTRUCTION\*\*\* Three-Bedroom Extended Mid-Townhouse | Off-Road Parking | Modern Kitchen & Shower Room |

This well-presented and extended three-bedroom mid-townhouse is located in the ever-popular Fenpark a well-established residential location that continues to perform strongly with first-time buyers, families, and investors alike.



Council Tax Band: A



The property is accessed via a separate porch, leading into a welcoming entrance hall that provides a practical and well-defined arrival space. To the ground floor there is a contemporary fitted kitchen, finished with high-gloss, on-trend units and complementary work surfaces, delivering a clean, modern aesthetic. The lounge flows through to an adjoining extended dining room, offering a versatile additional living space suitable for family dining, entertaining, or home working.

To the first floor there are three well-proportioned bedrooms, all presented in neutral décor and adaptable to a range of lifestyle needs. Completing the accommodation is a modern first-floor shower room designed with both style and practicality in mind.

Externally, the property benefits from off-road parking to the front, while to the rear is a low-maintenance, ideal for outdoor seating and entertaining without the upkeep demands of a traditional lawn.

Fenpark is a proven, high-functioning residential area, offering convenient access to local amenities, schools, and public transport links, alongside excellent road connections via the A50 and A500 making commuting across Stoke-on-Trent and into the surrounding areas straightforward and efficient. The presence of nearby green spaces further enhances the lifestyle appeal.

Overall, this is a move-in-ready home in a dependable, well-connected location, combining modern finishes with a practical layout, an excellent opportunity in today's market.

### **Entrance Porch**

Having a UPVC double glazed window to the front aspect and a UPVC double glazed door to the side with access into the entrance hall.

### **Entrance Hall**

10'5" w 5'4"

Having a UPVC double glazed door. Access to the ground floor accommodation and stairs to the first floor. Double radiator.

### **Lounge**

14'8" x 11'9"

Having a wall mounted electric fire. Double radiator. Recessed downlights. Direct access into the dining room.

### **Dining Room**

14'0" x 6'5"

Having a UPVC double glazed window to the rear aspect and a UPVC double glazed door with access to the low maintenance garden. Wall light points. Double radiator.

### **Kitchen**

9'10" x 8'9"

Having a UPVC double glazed window to the front aspect, Comprising of a range of hi- gloss wall cupboard and base units with work surfaces over incorporating a stainless steel sink & drainer, tiled splash backs., space and plumbing for washing machine, integral fridge & freezer, single oven & gas hob with extractor hood over. Recessed downlights. Radiator .Tiled floors.



### **First Floor Landing**

Access to the loft

### **Bedroom One**

8'7" x 11'10"

Having a UPVC double glazed window to the rear aspect. Double radiator.

### **Bedroom Two**

10'1" x 8'10"

Having a UPVC double glazed window to the front aspect. Double radiator.

### **Bedroom Three**

8'10" x 5'9"

Having a UPVC double glazed window to the rear aspect. Double radiator.

### **Bathroom**

5'4" x 5'6"

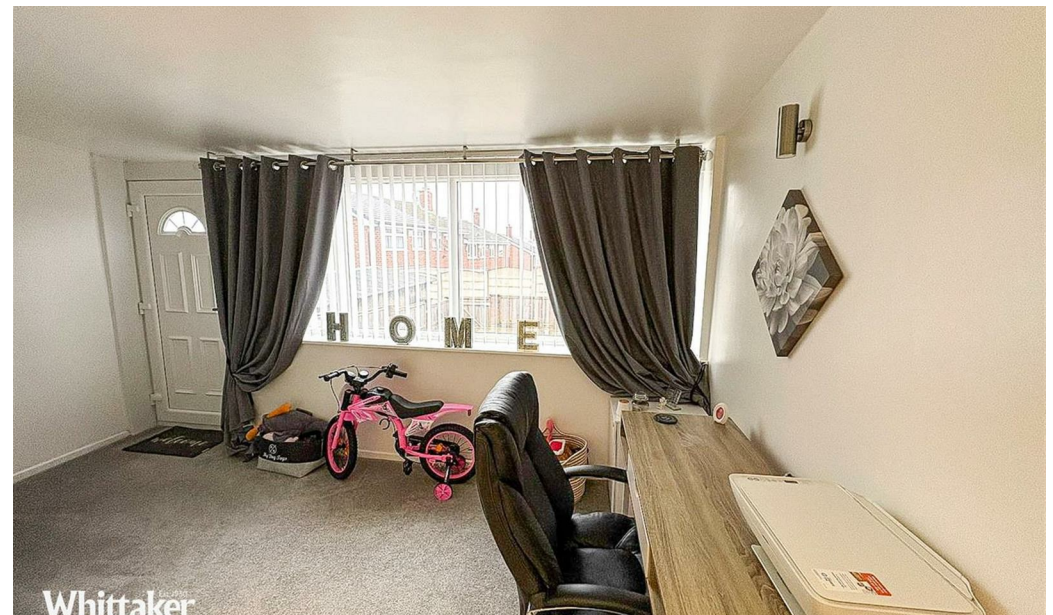
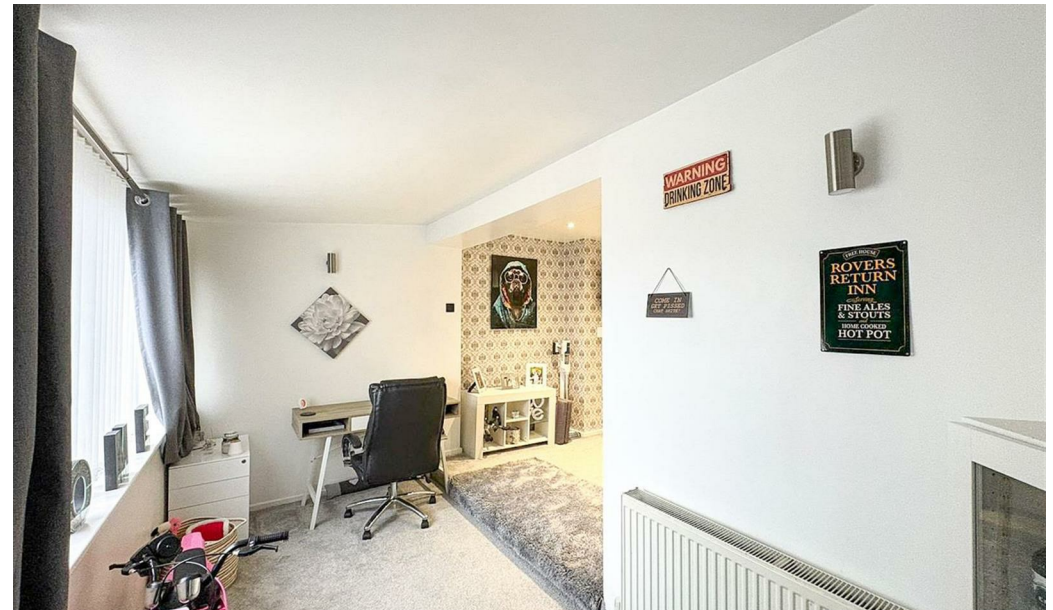
Having a UPVC double glazed obscure window to the front aspect.

Comprising of a modern suite featuring a corner shower cubicle with power shower, pedestal wash hand basin with chrome mixer taps over , WC with push flush. Radiator. Tiled flooring. Extractor Fan.

### **Externally**

Having a gravelled driveway to the front of the property.

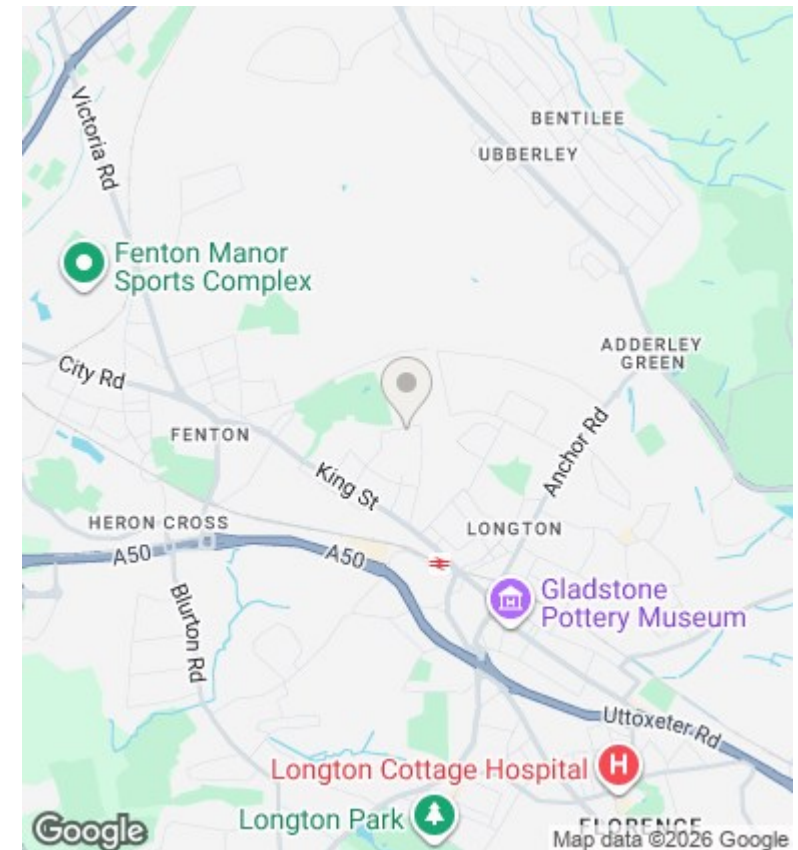
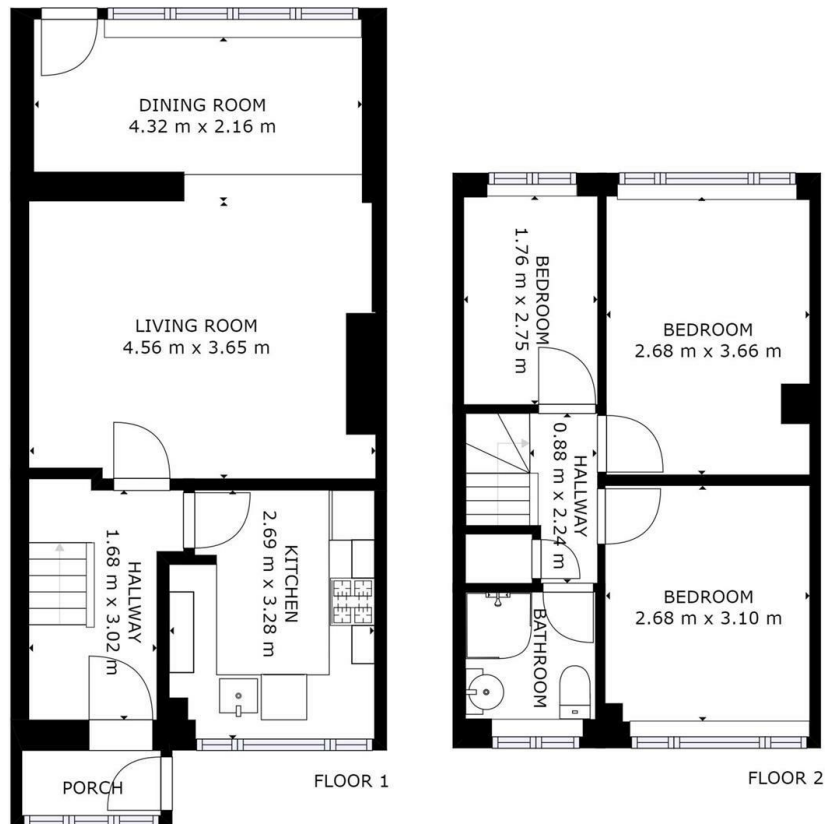
At the rear of the property there is a low maintenance gravelled garden with a block paved pathway and patio area.











## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC