

22 Meliden Way, Penkhull, Stoke-On-Trent, Staffs, ST4 5DZ



Freehold Offers in excess of £240,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented semi-detached home situated within a highly regarded cul-de-sac location in Penkhull, conveniently placed for local shops, schools and amenities, whilst also offering excellent access to the North Staffordshire NHS Hospital complex. This spacious family home benefits from the modern comforts of Upvc double glazing together with gas combination central heating, and in brief the well planned accommodation comprises of storm porch, entrance hall, spacious open plan "L" shaped lounge/dining room and a fitted kitchen. To the first floor are three generous bedrooms, all benefitting from built-in wardrobes, in addition to a luxury fully tiled shower room. Externally, the property enjoys beautifully manicured and well established gardens to both the front and rear elevations, together with off road parking and a detached brick garage.

We can also confirm that this home is being sold with the added benefit of No Vendor Upward Chain !

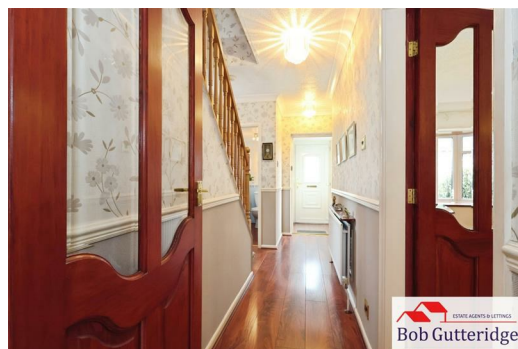
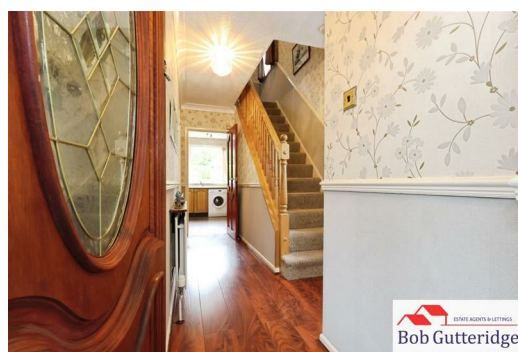
STORM PORCH

With Upvc double glazed frosted front access door having inset lead pattern and stained glass, Upvc double glazed window to side aspect, cherry wood effect laminate flooring and part panel/part frosted glazed door with inset lead pattern providing access off to;



ENTRANCE HALL

With Upvc double glazed frosted window to side aspect, artex finish to ceiling, coving, pendant light fitting, smoke alarm, decorative dado rail, BT telephone point (subject to usual transfer regulations), double panelled radiator, power point, cherry wood effect laminate flooring, stairs to first floor landing and door providing access off to;



DOWNSTAIRS WC 2.16m x 0.89m (7'1" x 2'11")

With frosted glazed window to side aspect, three lamp light fitting, a white suite comprising low level dual flush WC and wall mounted sink unit with chrome taps above, ceramic wall tiling with decorative border tile, panelled radiator and cherry wood effect laminate flooring.



**"L" SHAPED SPACIOUS LOUNGE / DINING ROOM 7.59m x 3.45m
reducing to 2.67m (24'11" x 11'4" reducing to 8'9")**

With Upvc double glazed bow window to frontage, Upvc double glazed sliding patio doors to rear, coving to ceiling, two pendant light fittings, two wall light fittings, feature stone fireplace with built in living flame coal effect gas fire, TV aerial sockets, oak effect laminate flooring, decorative dado rail, panelled radiator and power points.



FITTED KITCHEN 3.00m x 2.67m (9'10" x 8'9")

With Upvc double glazed frosted side access door, Upvc double glazed window to rear aspect, four lamp light fitting, wood panelling to ceiling, ceramic wall tiling with decorative mosaic border tile, ceramic tiled flooring and a range of base and wall mounted solid wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surfaces incorporating resin bowl and a half sink unit with chrome mixer tap above, built in four ring electric hob unit with oven beneath plus extractor hood above, plumbing for automatic washing machine, integrated Panasonic microwave, space for integrated fridge/freezer, power points and door providing access off to built in boiler cupboard housing an Ideal combination boiler providing the domestic hot water and central heating systems together with gas meter and ample domestic shelving/storage space.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side aspect, artex finish to ceiling, coving, pendant light fitting, smoke alarm, access to loft space via retractable ladder, door to built in airing cupboard providing ample domestic shelving and storage space and doors to rooms including;



BEDROOM ONE (FRONT) 3.68m plus recess x 3.12m plus door recess (12'1" plus recess x 10'3" plus door recess)

With Upvc double glazed window to frontage, coving to ceiling, pendant light fitting, built in double and single wardrobes with matching bedside cabinets providing ample domestic hanging and storage space, panelled radiator, BT telephone extension and power points.



BEDROOM TWO (REAR) 2.95m plus recess x 3.33m (9'8" plus recess x 10'11")

With Upvc double glazed window to rear aspect, pendant light fitting, panelled radiator, power points and built in double wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE (FRONT) 2.29m x 2.16m (7'6" x 7'1")

With Upvc double glazed window to frontage, artex finish to ceiling, pendant light fitting, panelled radiator, power points, beech wood effect laminate flooring and built in double wardrobe providing ample domestic hanging and storage space.



FIRST FLOOR SHOWER ROOM 2.06m x 1.65m (6'9" x 5'5")

With Upvc double glazed frosted window to rear aspect, wood panelling to ceiling, three spotlight fittings, extractor fan, wet room flooring, panelled radiator and a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above and walk in double shower enclosure with glazed shower screen and thermostatic direct flow shower with separate hair attachment.



EXTERNALLY



FORE GARDEN

With a brick wall to frontage, lawn section with mature shrubs and plants to borders, a tarmac drive with brick edging provides off road parking and leads alongside the property to;



REAR ENCLOSED GARDEN

Bounded by concrete post and timber fencing along with mature laurel hedge to rear, a tarmac and brick edged area provides an ideal patio and sitting space, lawn section with mature shrubs and plants to borders, garden greenhouse and access leads off to;



DETACHED BRICK GARAGE 5.28m x 2.51m (17'4" x 8'3")

With up and over access door, two Upvc double glazed windows to side aspects, fitted workbench and ample domestic shelving/storage space.

COUNCIL TAX

Band 'C' amount payable to City of Stoke-on-Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

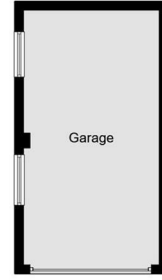
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Ground Floor

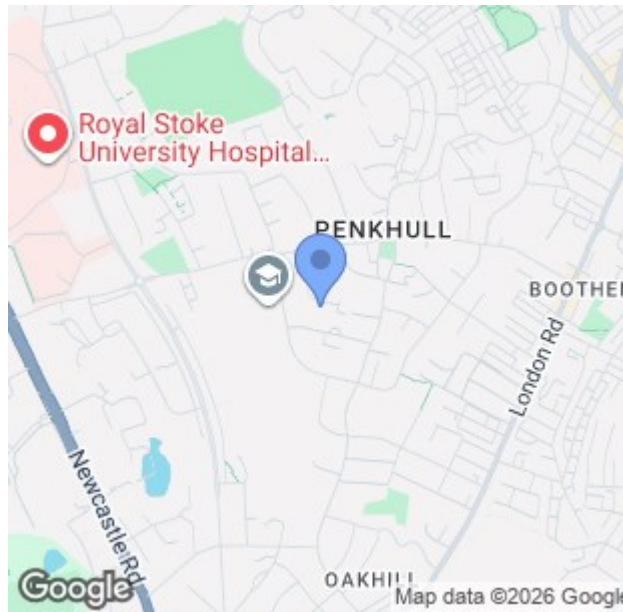


First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

