

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



40 Westland Street, Penkhull, Stoke-On-Trent, ST4 7HD

£140,000

- Large Terraced Type Property
- Two Reception Rooms
- Modern Bath AND Separate Shower
- Original Features
- Three Bedrooms
- Combi Boiler And UPVC Double Glazing
- Paved Rear Yard
- Convenient Location

This is a deceptively large THREE bedroom terraced type house in the popular location of Penkhull.

Having been in the same ownership for over 50 years this house has been carefully maintained by the current owners. Plenty of original features complement the modern amenities such as UPVC double glazing and gas central heating from a combi boiler.

The bathroom is exceptional with a modern white suite and includes a separate bath along with a walk-in shower and three bedrooms upstairs are a generous size whilst the master bedroom benefits from bespoke fitted furniture.

To the rear of the property is a paved yard with double timber gates and two brick & tile storage sheds. This is in an ideal location just a short distance from the University Hospital of the North Midlands along with the Stoke Town Centre.

Viewing is strongly recommended so contact us today!



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GROUND FLOOR

ENTRANCE PORCH

Timber external front door. Fitted carpet.

ENTRANCE HALL

UPVC internal front door. Fitted carpet. Radiator. Feature archway. Stairs leading to the first floor.

SITTING ROOM

12'0 x 10'8 (3.66m x 3.25m)

Fitted carpet. Radiator. Feature fireplace with tiled hearth. UPVC double glazed window.

LIVING ROOM

13'0 x 11'1 (3.96m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

9'8 x 8'1 (2.95m x 2.46m)

Range of wall cupboards and base units. Space for fridge freezer. Plumbing for washing machine. Gas freestanding cooker. Radiator. Vinyl flooring. Gas combi boiler. UPVC double glazed window. Under stairs pantry. Wood panelled walls.

REAR HALL

Vinyl flooring. Radiator. UPVC external door.

BATHROOM

10'0 x 5'11 (3.05m x 1.80m)

Modern white suite with panelled bath, pedestal wash basin, wc and separate large walk in shower compartment. UPVC double glazed window. Heated towel rail radiator. Spotlights. Part PVC panelled walls. Vinyl flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Ballustrade and hand rail. Access to the loft. Storage cupboard.

BEDROOM ONE

11'11 x 10'10 (3.63m x 3.30m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Impressive fitted furniture including wardrobes and dressing table.

BEDROOM TWO

13'7 x 8'7 (4.14m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'10 x 8'2 (3.00m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window. Large freestanding wardrobes.

OUTSIDE

There is a paved rear yard with double timber gates and two separate brick and tile storage sheds.





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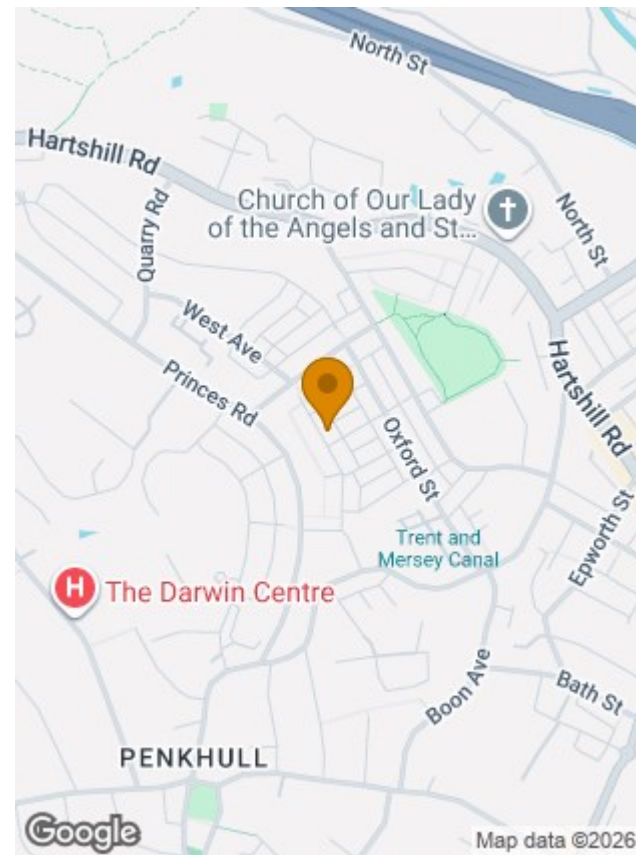


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

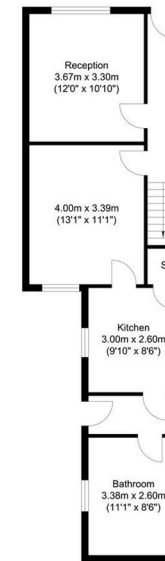
Tenure - Freehold

Council Tax Band - A

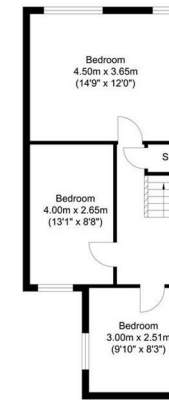


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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