

12 Pendine Grove, Stoke-On-Trent, Staffordshire, ST4 3RJ



Freehold £170,000

Bob Gutteridge Estate Agents are pleased to bring to the market this desirable bungalow situated in a pleasant cul de sac in this Fenpark location which provides ease of access to local schools and amenities as well as being a short stroll from Fen Park. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance hall, spacious lounge, fitted kitchen, shower room, study, conservatory and three bedrooms. Externally the property offers gardens to front and rear along with off road parking for two vehicles. We can also confirm that this home is being sold with the added benefit of **NO VENDOR CHAIN** !

ENTRANCE HALLWAY

With Upvc double glazed frosted side access door, two pendant light fittings, loft access, double panelled radiator, Veritas alarm system, two built-in storage cupboards providing ample domestic storage space, Zanussi gas combination boiler providing the domestic hot water and heating systems, power points and doors leading off to;

LOUNGE 5.18m x 2.72m (17'0" x 8'11")

With Upvc double glazed bay window to front, three-lamp spotlight fitting, two wall-mounted light fittings, double panelled radiator, intercom system, feature tiled hearth with coal-effect electric fire and decorative wood surround, TV aerial connection point, Virgin Media internet connection point (subject to usual transfer regulations) and power points.



FITTED KITCHEN 2.16m x 3.10m maximum (7'1" x 10'2" maximum)

With Upvc double glazed window to front, enclosed light fitting, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge worktop, built-in bowl and a half stainless steel sink unit with mixer tap above, built-in Beko dual electric fan oven with grill above, built-in Kenwood four-ring gas hob with extractor hood above, space for fridge/freezer, space for automatic washing machine, space for automatic dishwasher, electricity consumer unit and wood laminate flooring.



STUDY 2.13m x 1.68m (7'0" x 5'6")

Upvc double glazed French doors to conservatory, wood laminate flooring, pendant light fitting, double panelled radiator, power points and phone line connection points.



HALF BRICK CONSERVATORY 4.24m x 1.73m (13'11" x 5'8")

Upvc double glazed French doors to front and rear aspect, few Upvc double glazed frosted windows to side, two wall-mounted light fittings, double panelled radiator and wood laminate flooring.



SHOWER ROOM

With Upvc double glazed frosted window to side, enclosed light fitting, single panelled radiator, a white suite comprising low-level dual-flush WC, vanity sink unit, corner glazed shower cubicle with Triton Madrid electric shower unit, ceramic splashback tiling with decorative ceramic dado tiling and extractor fan.



BEDROOM ONE 3.56m x 2.69m (11'8" x 8'10")

Upvc double glazed window to rear, pendant light fitting, double panelled radiator, TV aerial connection point and power points.



BEDROOM TWO 2.72m x 3.12m (8'11" x 10'3")

With Upvc double glazed window to side, pendant light fitting, single panelled radiator, TV aerial connection point, Virgin connection point (subject to usual transfer regulations) and power points.



BEDROOM THREE 2.57m x 2.64m (8'5" x 8'8")

Upvc double glazed window to rear, pendant light fitting, single panelled radiator, wood laminate flooring, TV aerial connection points and power points.

EXTERNALLY

FRONT GARDEN

Bounded by garden brick wall and metal fencing with tarmac paved driveway providing parking for up to two vehicles, built-in meter cupboard, two wall-mounted light fittings and lawn.



REAR GARDEN

Bounded by garden brick wall, concrete post and concrete fencing with stone chipping, stone-flagged paving and patio area providing ample domestic patio and sitting space and a garden block driveway providing parking for one vehicle accessed from adjacent Pool Street.



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

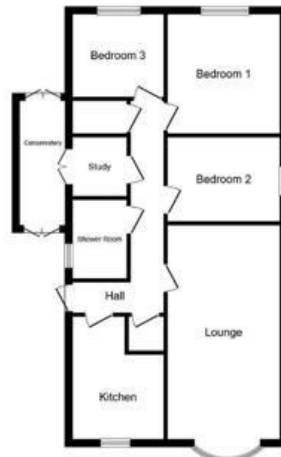
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

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.



Floor Plan

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 errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

