



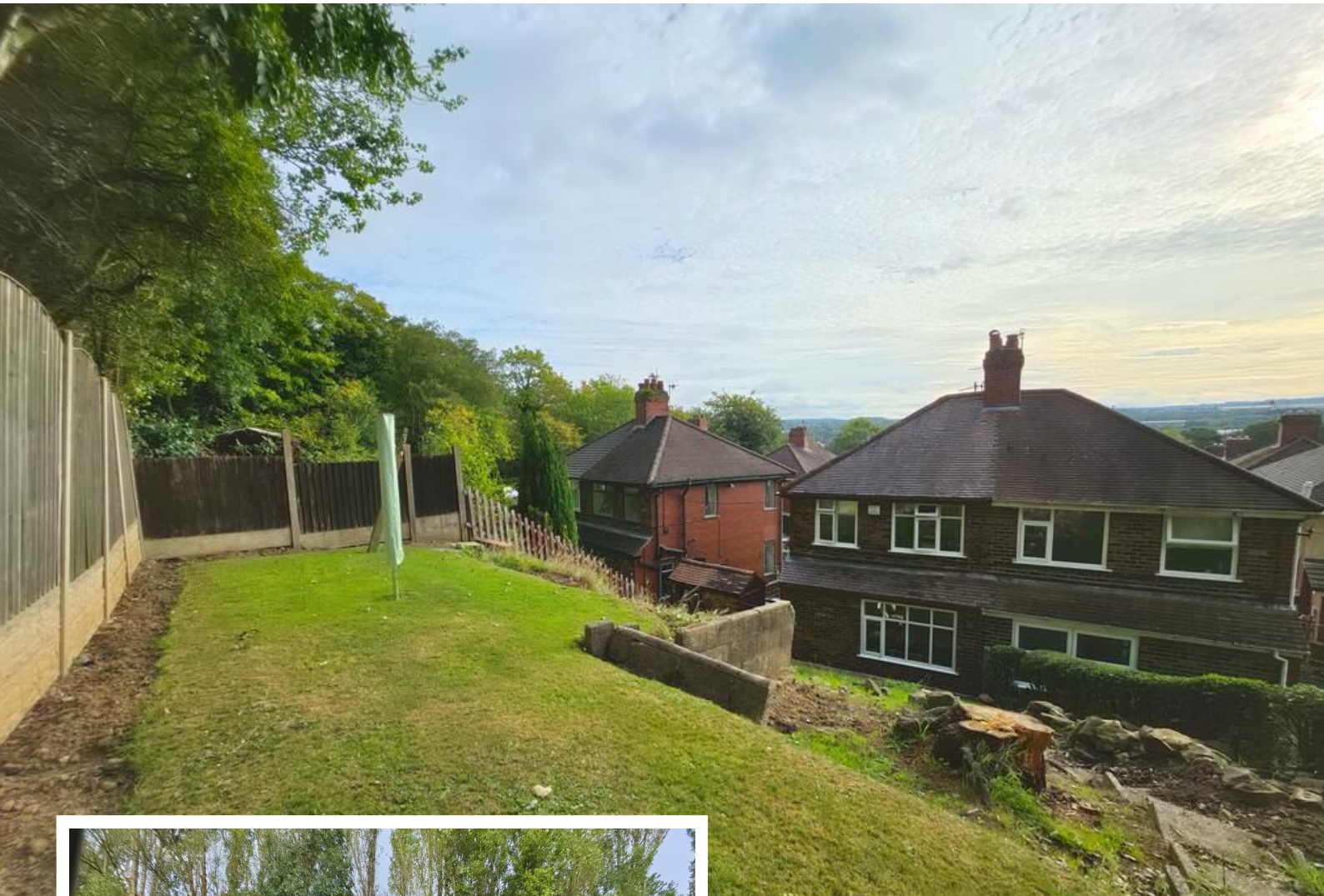
Penkville Street
West End, ST4 5AL

- A SEMI DETACHED HOUSE
- READY TO MOVE INTO
- BEAUTIFULLY MODERNISED
- STUNNING FAR REACHING VIEWS

- TWO BEDROOMS
- MODERN KITCHEN/ DINER & SHOWER ROOM
- GAS COMBI BOILER & UPVC D/GLAZING
- HEAD OF A CUL DE SAC

£169,950





Property Description

INTRO

At the head of the cul de sac of Penkville Street, this amazing home sits on top of the throne with stunning open views to wonder over! This beautifully modernised TWO BEDROOM semi detached house is absolutely ready to move into and enjoy! Comprising an entrance hall, lounge, modern kitchen/ dining room, and to the first floor are the two bedrooms and the stylish shower room. UPVC double glazing and gas central heating from a combi boiler (fully serviced), along with updated electrics. A driveway for one vehicle to the front, and steps up to a tiered rear garden area, where you can sit to take in the views over the front of the house, with a woodland outlook behind. A tucked away quiet spot, yet being an ideal location for nearby amenities and road links across the city. You have no excuse to get your viewing booked in, get in touch today!



DIRECTIONS

Please use postcode ST4 5AL for Sat Nav/ Google Maps. From the B5041 London Road, turn into Penkville Street, where the property can be found right at the top centre of the cul de sac (No for sale sign).

ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door and window to the side aspect. Staircase to the first floor. Door to:

LOUNGE

13' 11" x 10' 10" (4.24m x 3.3m)

Wide bay window to the front, radiator. Electric fire and feature surround. Coving to the ceiling.

KITCHEN/ DINER

14' 1" x 9' 1" (4.29m x 2.77m)

A beautifully modernised fitted kitchen, having base and wall mounted cupboard units, with worksurfaces and splash back tiling. Single drainer sink unit. Integrated tall fridge freezer. Cupboard housing dishwasher. Washing machine. Window to the rear garden, and side window. UPVC side/ rear access door. Tall radiator. Tiled flooring. Spotlights to the ceiling. Newly installed integrated electric oven/ grill. Five ring gas hob and fitted extractor hood over. Cupboard concealing Vaillant Eco Tec Pro 28 gas combi boiler (with full service history and portable central heating unit). Door to understairs pantry cupboard, also having window to the side, alarm panel, and updated electric consumer unit and smart meter.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

12' 1" x 9' 10" (3.68m x 3m) plus wardrobes

Bay window to the front aspect with a nice view. Fitted wardrobes to one side. Radiator. Door to walk in store/ wardrobe, also having small window to the side aspect. Coving to the ceiling.

BEDROOM TWO

9' 1" x 7' 9" (2.77m x 2.36m)

Window to the rear, overlooking the garden. Laminate flooring. Radiator. Fitted wardrobes to one side, and shelving to the other.





SHOWER ROOM

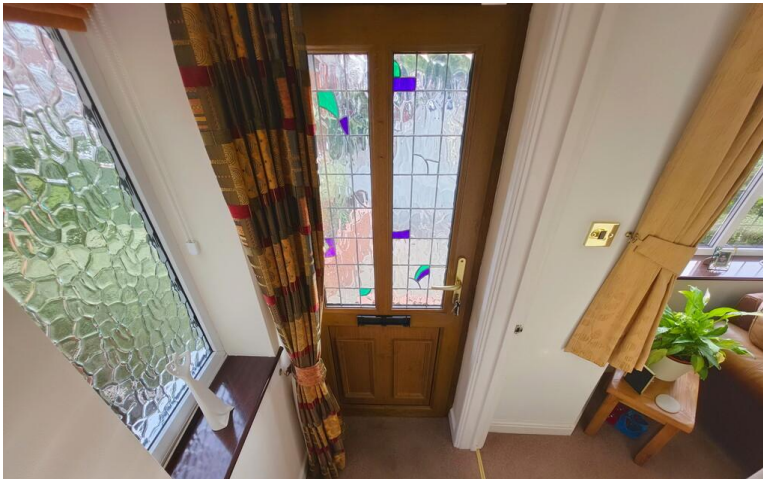
6' 2" x 6' 1" (1.88m x 1.85m)

A superbly fitted modernised suite with enclosed cubicle having mains pressured shower and shower screen. Low level W.C and wash hand basin with inbuilt vanity cupboard. Mirror. Double chrome towel radiator. Tiled walls. Laminate flooring. Frosted window to the rear.

EXTERNALLY

FRONT/ DRIVEWAY

A paved patio driveway for one vehicle. Enclosed with wall to sides, and shrub borders. Steps up to the front door and through access to the side.



REAR GARDEN

A paved side area with brick outbuilding for storage, leads to the rear, where steps lead up to the tiered laid to lawn garden area. Enclosed by fencing and with a gorgeous woodland to the rear. Further potential to improve the rear garden to level it out more, or to suit your own needs, but at the top of the garden the lawn flattens out, where the open views extend over the top and front of the house which need to be properly seen to be appreciated.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

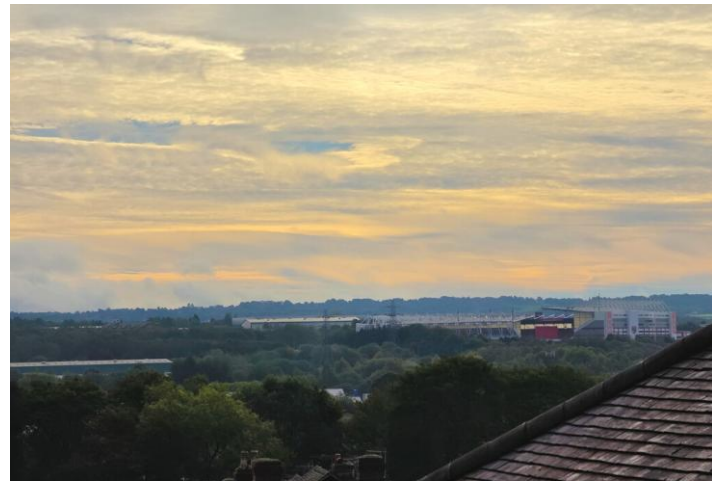
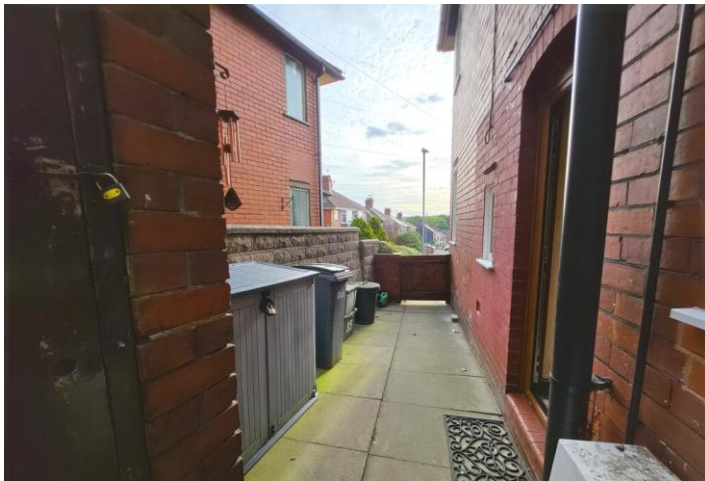
Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 69C Potential: 84B







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements