

42 Chamberlain Avenue, Penkhull, Stoke on Trent, ST4 5EW

£129,950 Asking Price

NO UPWARD CHAIN. This BAY FRONTED 1930's two bedroom semi-detached house would be an ideal opportunity for a FIRST TIME BUYER, investor or downsizer. Located in the popular residential area of Chamberlain Avenue in PENKHULL, within walking distance of ROYAL STOKE HOSPITAL, local amenities, shops, schools and OFFERING EXCELLENT COMMUTER LINKS via the A50. Property briefly comprises of:- Hall, open plan lounge diner, kitchen, downstairs WC/utility, two double bedrooms and a bathroom including a BATH and a STAND ALONE SHOWER ENCLOSURE. Externally there is OFF ROAD PARKING to the front and a LOW MAINTENANCE REAR GARDEN. Certainly one for your shortlist.

No upward chain.

Two bedroom bay fronted semi-detached house.

Ideal first time buyer/investor/downsizer.

Open plan lounge diner, downstairs WC/Utility.

Low maintenance rear garden and off road parking to the front.

Close to Hospital complex, shops, schools.

Excellent commuter links

Entrance Vestibule

Enter the property via the wooden front door into the carpeted hallway.



Open Plan Lounge/Diner 3.32m (10' 11") x 7.33m (24' 1") max

Superb open plan space with light flooding in from the UPVC bay window to the front aspect also benefits from vertical blinds. Living flame gas fire within a wooden fire surround and upon a black marble hearth. Two radiators, carpet and fitted shelves. Under stairs store. UPVC French doors to the rear garden.



Open Plan Lounge/Diner



Open Plan Lounge/Diner



Utility/WC 0.89m (2' 11") x 3.10m (10' 2")

Automatic washing machine and space for a tumble dryer, wall mounted wash/hand basin and a low level WC. The gas combi boiler is also housed in here. Two UPVC windows to the side aspect. Tiled floor covering.



Utility/WC



Kitchen 1.83m (6' 0") x 2.26m (7' 5") max

A good range of base and wall units with roll top work surface over. Electric oven and four ring gas hob. UPVC window to the side aspect and a double glazed wooden window to the rear. Tiled floor covering, and partially tiled walls, extractor fan.



Kitchen



Stairs/Landing

Carpeted stairs lead from the hall to the first floor. UPVC window with vertical blinds to the side aspect.

Master Bedroom 3.39m (11' 1") x 3.95m (13' 0") into bay

UPVC woodgrain on white bay window with vertical blinds, along with a further frosted UPVC window to the front aspect. Laminate floor covering and radiator.



Master Bedroom



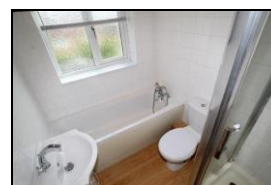
Bedroom 2 2.56m (8' 5") x 3.12m (10' 3")

Double glazed wooden window to the rear aspect. Laminate floor covering and radiator. Access via retractable wooden loft ladder to the insulated and boarded loft space.



Bathroom 1.68m (5' 6") x 2.25m (7' 5")

White bathroom suite comprising of a panelled bath with shower tap attachments, inset wash/hand basin over a fixed vanity unit, low level WC. Corner enclosure incorporating an electric shower. Chrome ladder style towel heater, extractor fan, laminate floor covering and partially tiled walls. UPVC window with frosted glazing and Venetian blinds to the rear aspect.



Bathroom



Rear Garden

Private and enclosed flat paved rear garden. Large shed benefits from power points. External tap.



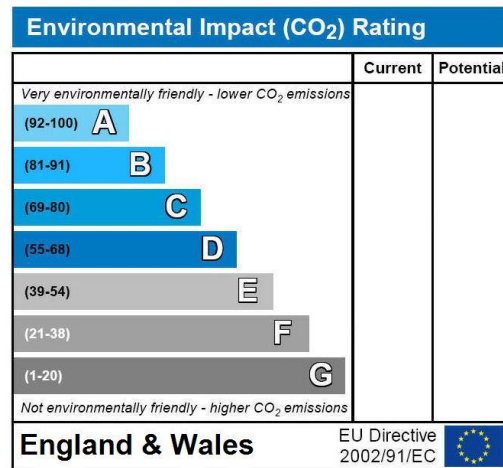
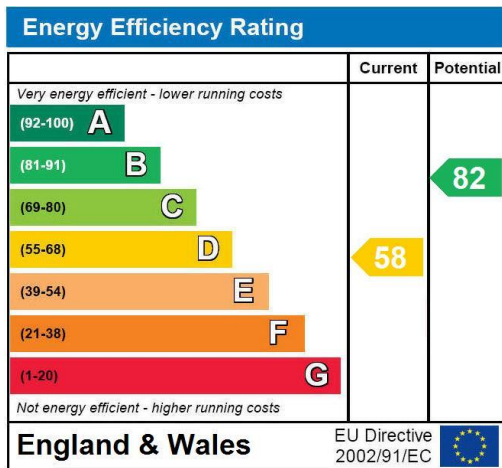
Off Road Parking

Paved drive for off road parking, slate area for low maintenance. Gated side access.



Property Ref: OPNY000739

Energy Performance Certificates



Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only. No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.

*Please Note: Whilst every attempt has been made to ensure the accuracy of the room sizes contained here, measurements of rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. The sizes are for guidance purposes only and should be used as such by any prospective purchaser. We have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose'.