Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

15 Wadham Street, Penkhull, Stoke-On-Trent, ST4 7HF

£120,000

- Prime Penkhull Location
- Open Plan Lounge/Dining Room
- Combi Boiler
- Paved Rear Yard
- Three Bedrooms
- UPVC Double Glazing
- GF Bathroom
- Light Modernisation/Decoration Required

PRIME PENKHULL LOCATION AND FANTASTIC INVESTMENT POTENTIAL

Many properties in this area have been converted to HMO's but this house will appeal not only to investors but also to families and first-time buyers.

The property is in very good order but in need of some general updating and decoration and has the benefit of three bedrooms on the first floor... although bedroom one is currently accessed through bedroom two it will be an easy matter to create an extension to the landing.

The house has gas central heating from a combi boiler, UPVC double glazing throughout and a small potential patio area.

For more information call or e-mail us.

GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door. Fitted carpet. Radiator. Stairs to the first floor. Door into the...

OPEN PLAN LOUNGE AND DINING ROOM
25'5 overall length (7.75m overall length)

LOUNGE
12'1 x 9'9 (3.68m x 2.97m)
Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with gas fire. Open archway to the...

DINING AREA
12'11 x 9'10 (3.94m x 3.00m)
Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

KITCHEN
10'10 x 7'9 (3.30m x 2.36m)
Tiled floor and part tiled walls. Range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, stainless steel cooker hood and under oven. Two UPVC double glazed windows. Double radiator. Space for a tall fridge freezer. Wall mounted Glow Worm gas combi boiler. Plumbing for washing machine. Walk in under stairs store with shelving.

REAR HALL
UPVC double glazed rear door.

BATHROOM/WC
Fitted carpet. Part tiled walls. White suite with shower fitting over the bath, pedestal wash basin and low level wc. UPVC double glazed window. Radiator. Large storage cupboard.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
12'9 x 11'11 (3.89m x 3.63m)
Fitted carpet. Radiator. UPVC double glazed window. Access directly (but with easy potential to create an extension to the landing) to...

BEDROOM TWO
13'0 9'11 (3.96m 3.02m)
Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard.

BEDROOM THREE
10'11 x 7'10 (3.33m x 2.39m)
Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE
Paved rear yard/ small potential patio together with a brick storage shed. There is also an external power socket.

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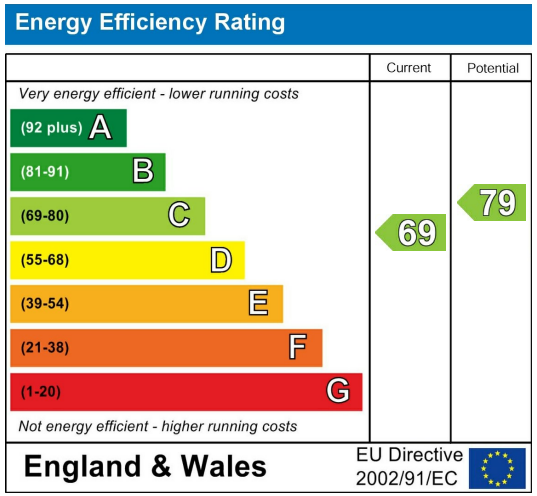
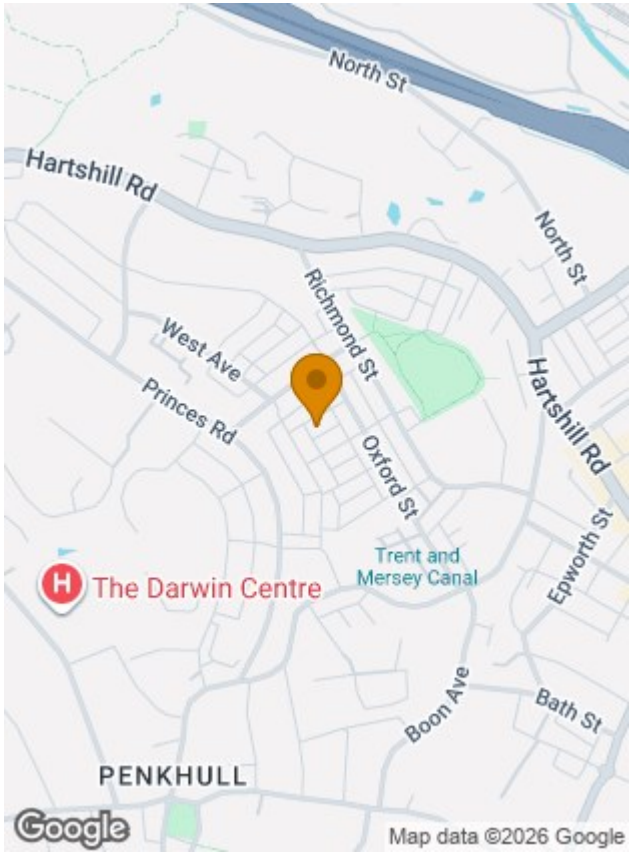

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
79
England & Wales
EU Directive 2002/91/EC


North St
Hartshill Rd
North St
Richmond St
West Ave
Princes Rd
Oxford St
Hartshill Rd
The Darwin Centre
Trent and Mersey Canal
Epworth St
Boon Ave
Bath St
PENKHULL
Google
Map data ©2026 Google

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.