

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Hunters Drive, Penkhull, Stoke-On-Trent, ST4 5ED

£180,000

- A Traditional Semi-Detached House
 - Fitted Kitchen
 - Enclosed Rear Garden
 - Popular Residential Area
- Two Bedrooms
 - Modern Bathroom
 - Lean To Garage
 - No Chain!

A traditional semi-detached house in a popular residential area!

Welcome to this lovely property on Hunters Drive, Penkhull. Just walking distance from the centre of Penkhull Village and conveniently close to the University Hospital of the North Midlands.

This property offers brilliant accommodation including a comfortable lounge with UPVC bay window and the kitchen has a range of fitted units and space for dining table and chairs.

Upstairs the bathroom is modern with part tiled walls and a shower over the bath and both bedrooms are a generous family-size.

Practicality is provided by a lean-to garage with lighting and power and outside the property has an enclosed garden to the rear whilst the front is paved and could provide parking space.

Available with no onward chain and suitable for first time buyers, investors and families.

We would welcome the opportunity to show you around, for more information call or e-mail us.



GROUND FLOOR

FRONT PORCH

UPVC double glazed double doors and windows. Grey vinyl flooring.

ENTRANCE HALL

UPVC double glazed front door. Tiled flooring. Stairs to the first floor.

LOUNGE

12'5 x 9'7 (3.78m x 2.92m)

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

KITCHEN DINER

13'0 x 9'4 (3.96m x 2.84m)

Range of wall cupboards and base units with under unit lighting and integrated electric oven, hob and extractor hood. Tiled splashback. Plumbing for washing machine. UPVC double glazed window. Radiator. Space for fridge freezer. Grey vinyl flooring. Useful under stairs storage cupboard. UPVC double glazed external door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

10'7 x 9'0 (3.23m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed bay window.

BEDROOM TWO

9'10 x 6'9 (3.00m x 2.06m)

Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobe with sliding doors.

MODERN BATHROOM

6'9 x 5'11 (2.06m x 1.80m)

White suite consisting of a P shaped bath with shower over, wc and wash basin. Chrome heated towel rail radiator. Part tiled walls. UPVC double glazed window. Cupboard containing the gas combi boiler.

OUTSIDE

There's a wide concreted paved area to the front of the property.

To the rear there is a mature enclosed garden with a paved seating area and grass lawn.

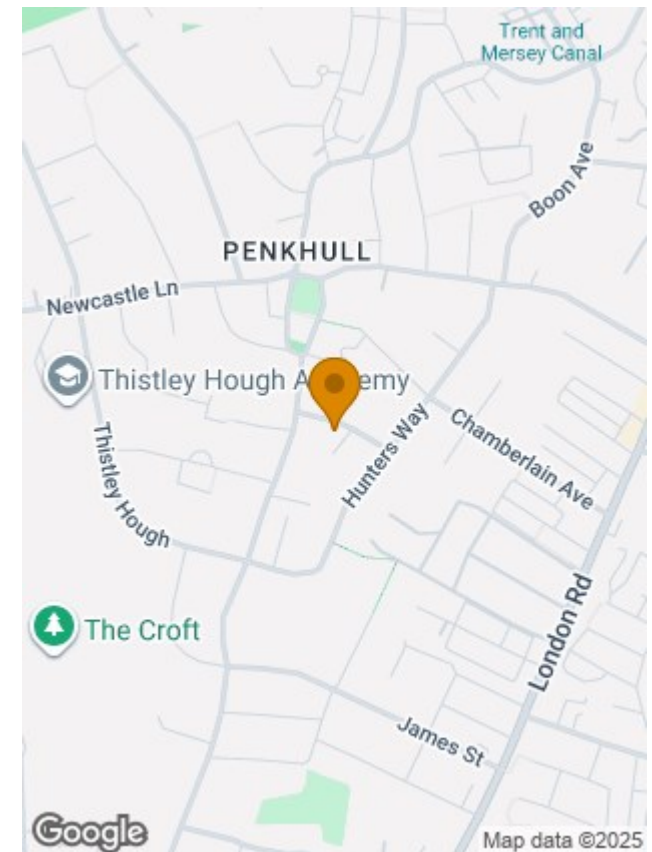
LEAN TO GARAGE/SEATING AREA

Artificial grass floor. Light and power. Double doors to the front and UPVC double glazed door to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		54
(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 - C



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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

AusterberryTM
the best move you'll make