



Franklin Road, Penkhull,
Stoke-on-Trent



OneAgency

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£135,000

Well presented semi detached house, situated in the popular location of Penkhull, convenient for the Royal Stoke University Hospital and Stoke Railway Station. The property benefits from a generous rear garden and off road parking to the front.





GROUND FLOOR

ENTRANCE LOBBY

Stairs to first floor, radiator, door to front.

LOUNGE

3.93m x 4.11m (12' 11" x 13' 6") Multi fuel burner, radiator, double glazed window to front, laminate flooring, under stairs storage with double glazed window to side.

KITCHEN/DINER

3.93m x 2.82m (12' 11" x 9' 3") Fitted with a range of wall, base and drawer storage units with under unit and base lighting, fitted hob with extractor fan, fitted double oven, plumbing for automatic washing machine, ample work surface area, stainless steel sink and drainer unit with mixer tap, double glazed french doors to rear garden, space for fridge freezer, heated towel rail, tiled floor, part tiled walls.

INNER LOBBY

Door to side, tiled floor.

CLOAKS

WC, double glazed frosted window to rear, radiator, tiled floor.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE

4.99m x 3.23m (16' 4" x 10' 7") Two double glazed windows to front, radiator, fitted wardrobes, laminate floor.

BEDROOM TWO

2.78m x 3.80m (9' 1" x 12' 6") Double glazed window to rear, radiator, laminate floor.

BATHROOM

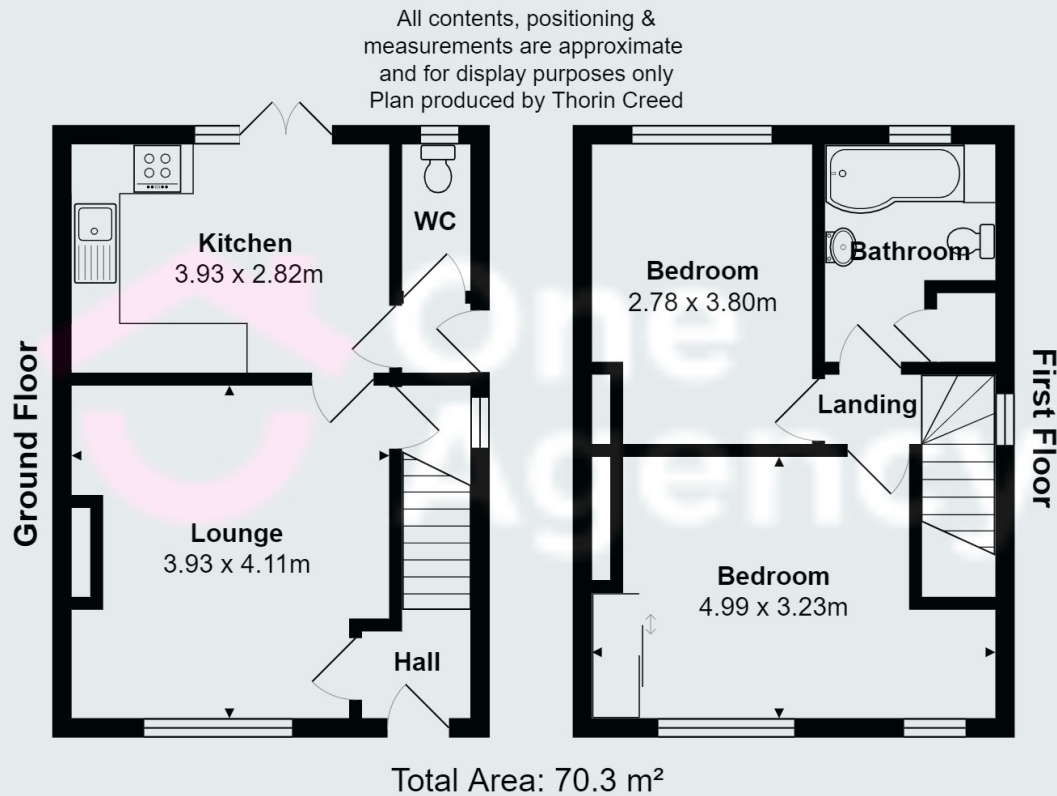
White bathroom suite comprising of panelled bath with shower, WC and pedestal wash hand basin. Heated towel rail, part tiled walls, laminate flooring, built in storage area with Valliant boiler.

OUTSIDE

Good sized rear garden with lawn and decking area, off road parking to the front.

AGENTS NOTES

We understand the multi fuel burner does not have the relevant installation certificate.



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