



Princes Road, Penkhull,  
Stoke-on-Trent



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# Offers in Region of £120,000

A forecourted two bedroom mid terraced house in the desirable location of Penkhull. The property benefits from two reception rooms, two bedrooms and yard to the rear with gated access. This property is ideally suited to first time buyers and also buy to let investors. Located close to Royal Stoke Hospital, commuter links, schools and amenities. Viewing is highly advised. No Chain!





## Ground Floor

### Hallway

UPVC front door, under stairs storage, radiator and tiled flooring.

### Reception Room One

3.72m x 2.81m (12' 2" x 9' 3") A bay window, radiator and laminate flooring.

### Reception Room Two

3.97m x 3.82m (13' 0" x 12' 6") A double glazed window, radiator and laminate flooring.

### Kitchen

3.38m x 2.26m (11' 1" x 7' 5") A range of wall and base units with worktops, stainless steel sink basin, integral oven and gas hob, plumbing for a washing machine, boiler to the wall, double glazed window, door to the rear yard, radiator and vinyl flooring.

### Bathroom

3.24m x 1.52m (10' 8" x 5' 0") A white suite with bath, pedestal hand wash basin, low level W/C, double glazed window, radiator and tiled flooring.

## First Floor

### Bedroom One

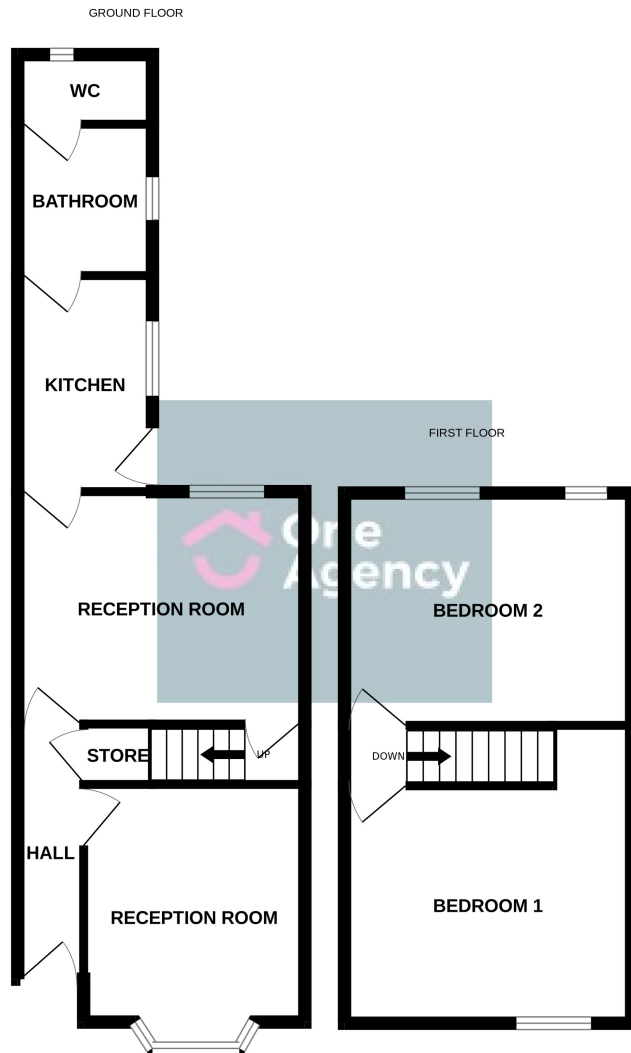
3.97m x 3.83m (13' 0" x 12' 7") A double glazed window, radiator and carpet flooring.

### Bedroom Two

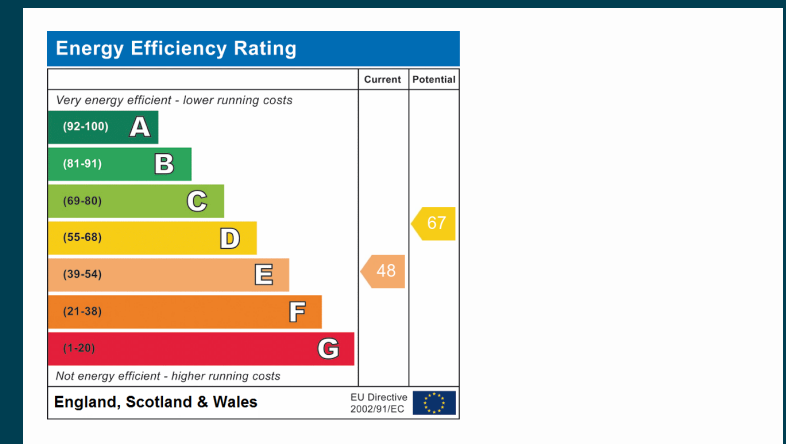
3.82m x 3.77m (12' 6" x 12' 4") Double glazed windows, radiator and carpet flooring.

### External

A paved yard with gated access.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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