



Watson Street,
Penkhull, Stoke-on-
Trent

 **OneAgency**

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Offers in Excess of £95,000

A two bedroom mid terraced house situated in a popular location with great access to Royal Stoke University Hospital and Newcastle town centre. The property is offered with no chain involvement and is considered ideal for first time buyers or as an excellent investment opportunity. The property benefits from two reception rooms, gas central heating and ground floor shower room. Viewing is highly advised!





Ground Floor

Hallway

3.22m x 0.91m (10' 7" x 3' 0") Entered through the front door, radiator and carpet flooring.

Reception Room One

3.18m x 2.46m (10' 5" x 8' 1") A window to the front, radiator and carpet flooring.

Reception Room Two

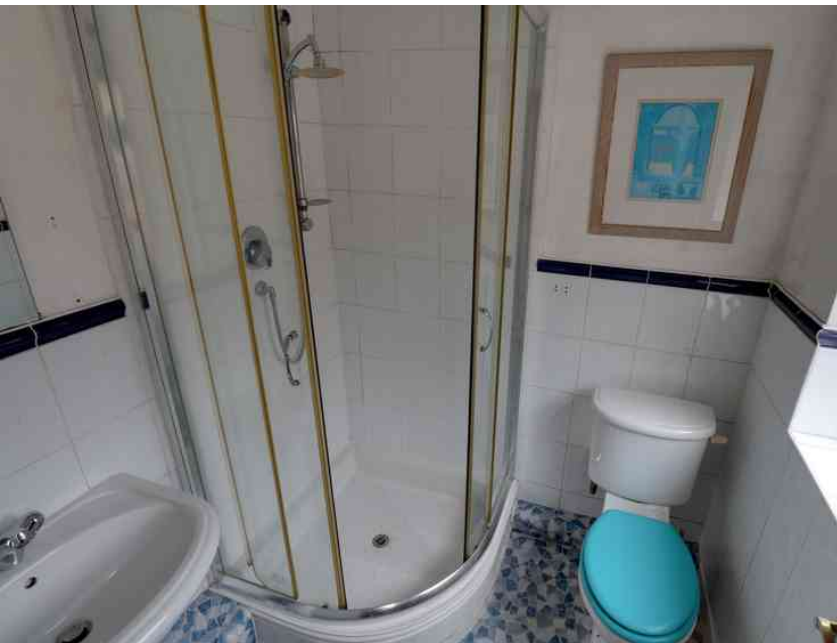
3.69m x 3.53m (12' 1" x 11' 7") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.

Kitchen

4.79m x 1.66m (15' 9" x 5' 5") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, space for a fridge/freezer, double glazed window to the side, radiator and tiled flooring.

Shower Room

1.75m x 1.74m (5' 9" x 5' 9") A walk in shower unit, pedestal hand wash basin, low level w/c, double glazed window, radiator, part tiled walls and vinyl flooring.



First Floor

Bedroom One

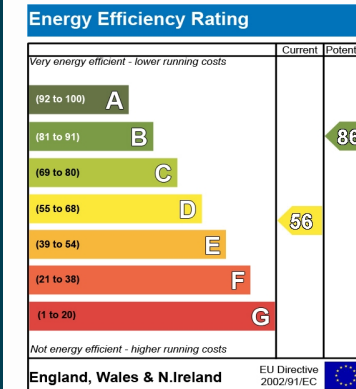
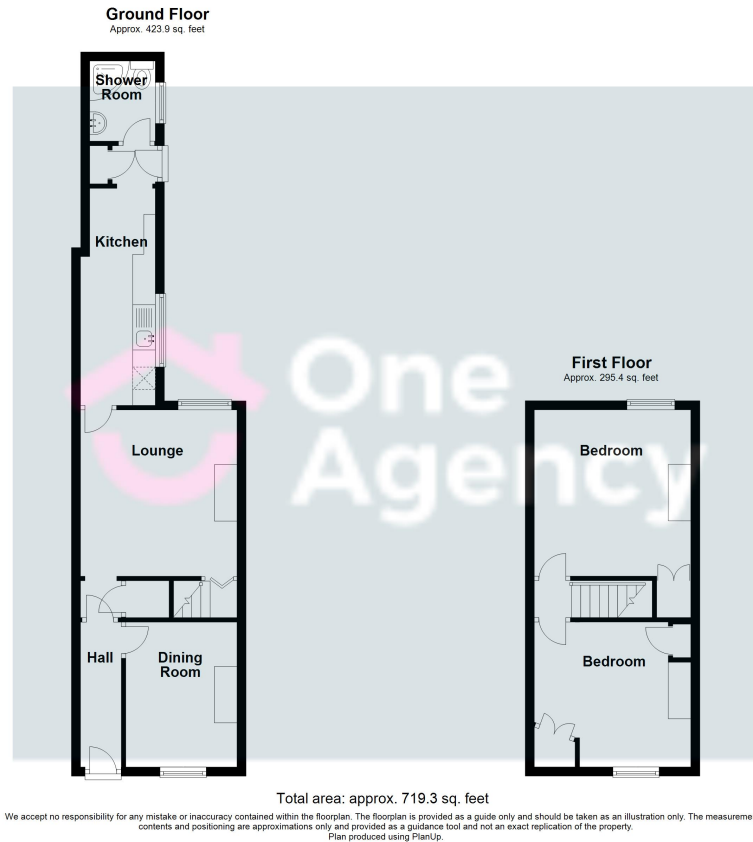
3.73m x 3.54m (12' 3" x 11' 7") A window to the rear, storage cupboard, radiator and carpet flooring.

Bedroom Two

3.20m x 3.17m (10' 6" x 10' 5") A window to the front, storage cupboard, radiator and carpet flooring.

External

A paved yard to the rear with brick built storage shed.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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