

£124,950

32 Watson Street, Penkhull, ST4 7EY



- NO UPWARD CHAIN!
- LOVELY MID TERRACE HOUSE
- TWO BEDROOMS
- TWO RECEPTIONS
- MODERN KITCHEN
- GROUND FLOOR BATHROOM
- MODERN DECOR
- PRETTY REAR GARDEN
- CLOSE TO HOSPITAL

IDEAL INVESTMENT OR FIRST TIME BUY - This two bedroom terraced house is in the popular **PENKHULL** area, close to Newcastle Under Lyme and University Hospital of North Staffordshire. For sale with no upward chain, this modernised terraced property offers two reception rooms, modern kitchen, ground floor bathroom and rear garden area. Viewing highly recommended.

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FRONT RECEPTION

3.21m x 3.51m (10'6" x 11'6")

Entrance into the property is via the front UPVC door into a small vestibule opening into the front lounge. With wood-effect flooring, painted walls, lovely central fireplace. UPVC window overlooking the front of the property. Wall mounted radiator. Doorway through to the rear reception.

REAR RECEPTION

4.61m x 3.48m (15'1" x 11'5")

A bright room, with wood-effect flooring, French doors opening on the rear decked area. Wall mounted radiator. Stairs off to the first floor. Doorway through to the kitchen.

KITCHEN

3.24m x 1.62m (10'8" x 5'4")

A well appointed kitchen, with range of fitted wall and base units, integrated electric oven with gas hob. Stainless steel sink and drainer. Space for undercounter fridge/freezer. Doorway through to rear hallway. UPVC double glazed window overlooking the side of the property.

REAR HALLWAY

0.83m x 1.88m (2'9" x 6'2")

Useful storage cupboard housing plumbing for washing machine. UPVC door leading to rear garden. Doorway into bathroom.

GROUND FLOOR BATHROOM

1.98m x 1.62m (6'6" x 5'4")

White, modern bathroom with tiled walls, wc, bath with electric shower above. Stylish vinyl wood-effect flooring. Wall mounted radiator and UPVC double glazed window.

STAIRS AND LANDING

Stairs up from rear reception to small first floor landing. Carpeted.

BEDROOM ONE

3.24m x 3.51m (10'8" x 11'6") *excludes wardrobe space*

The front bedroom is a good sized double room with fitted wardrobes, painted walls, UPVC double glazed window and wall mounted radiator.

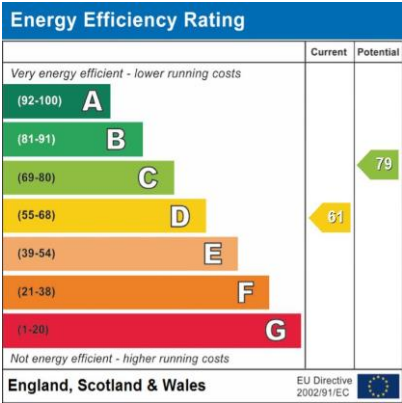
BEDROOM TWO

3.69m x 3.53m (12'1" x 11'7")

The rear bedroom is also a nicely proportioned double room with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the rear of the property.

OUTSIDE AREA

The property has a pretty rear garden, laid with grey slate shale and with a timber gate to the rear. Decked section to enjoy the sunshine from!







Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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