ABODE
SALES & LETTINGS

Bath Street, ST4 7QR

£165,000



https://www.abodemidlands.co.uk







This well-presented three double bedroom home offers spacious living accommodation, ideally situated within the highly sought-after area of Penkhull, Stoke-on-Trent.

The property benefits from UPVC double glazing throughout, gas central heating, an enclosed rear yard and useful outbuildings providing excellent additional storage. Located in the popular residential area of Penkhull, the property is well placed for a range of local amenities, reputable schools and convenient transport links, while also being within easy reach of Stoke-on-Trent City Centre and the wider surrounding areas. Penkhull is particularly well regarded for its established residential setting, community atmosphere and convenient location.

In brief, the accommodation comprises an entrance hallway, spacious open-plan lounge/diner, fitted kitchen and separate utility room to the ground floor. To the first floor are three well-proportioned double bedrooms and a family bathroom. The property also benefits from a cellar, providing valuable additional storage space.

Offering generous accommodation in a sought after location, this property would make an ideal home for a variety of buyers, including first-time buyers and investors. An early internal viewing is highly recommended to fully appreciate the space and potential this property has to offer.

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Entrance Hallway
UPVC double-glazed door leading in from the front, central heating radiator and attractive Minton tiled flooring.

Lounge
UPVC double-glazed bay window overlooking the front elevation, central heating radiator and electric wall-mounted fire. Open to:

Dining Room
Central heating radiator and UPVC double-glazed window overlooking the rear elevation.

Kitchen
Fitted with a range of base and eye-level units with complementary worktops, inset stainless-steel sink with drainer, space and plumbing for a cooker and washing machine, wall-mounted boiler, tiled flooring, UPVC double-glazed window to the side elevation and central heating radiator. Access to the cellar. Open to:

Utility Room
Providing space for a tumble dryer and fridge freezer, tiled flooring, UPVC double-glazed window to the side elevation and door leading out to the garden.

Landing
Loft access and doors leading to all bedrooms and the bathroom.

Master Bedroom
UPVC double-glazed window to the front elevation and central heating radiator.

Bedroom
UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom
UPVC double-glazed window to the front elevation and central heating radiator.

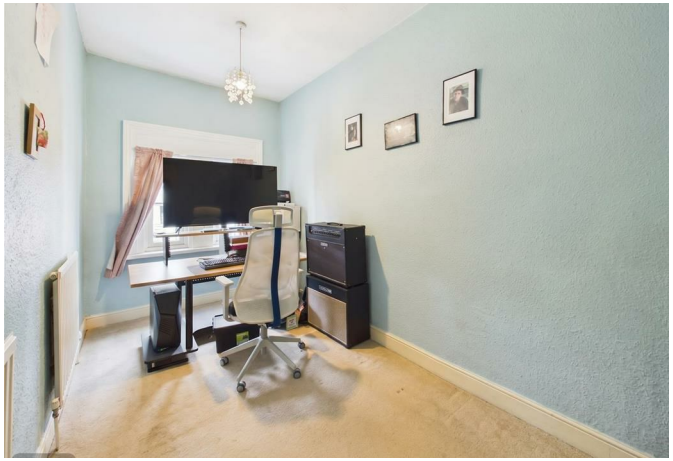


Bathroom
Three-piece suite comprising WC, wash hand basin and bath. Partially tiled walls, central heating radiator, UPVC double-glazed windows to the side elevation and useful storage cupboard.

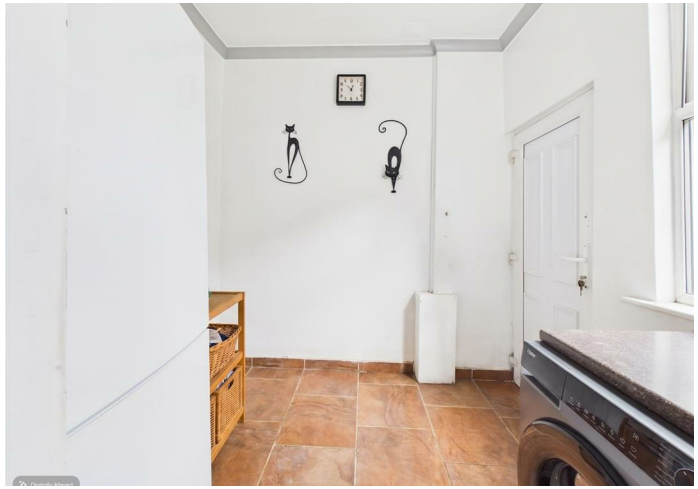
Cellar
UPVC double-glazed window to the front elevation. Offering excellent potential for conversion, subject to any necessary planning permissions and building regulations.

















Outside

Gated access leads to the front of the property. To the rear, the enclosed garden is laid to patio, providing a low-maintenance outdoor space, with a range of outbuildings offering useful additional storage.

AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

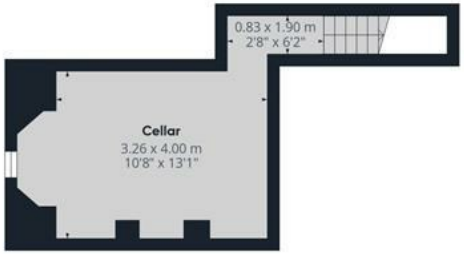
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



Floor -1



Floor 0





Floor 1

ABODE

Approximate total area(1)

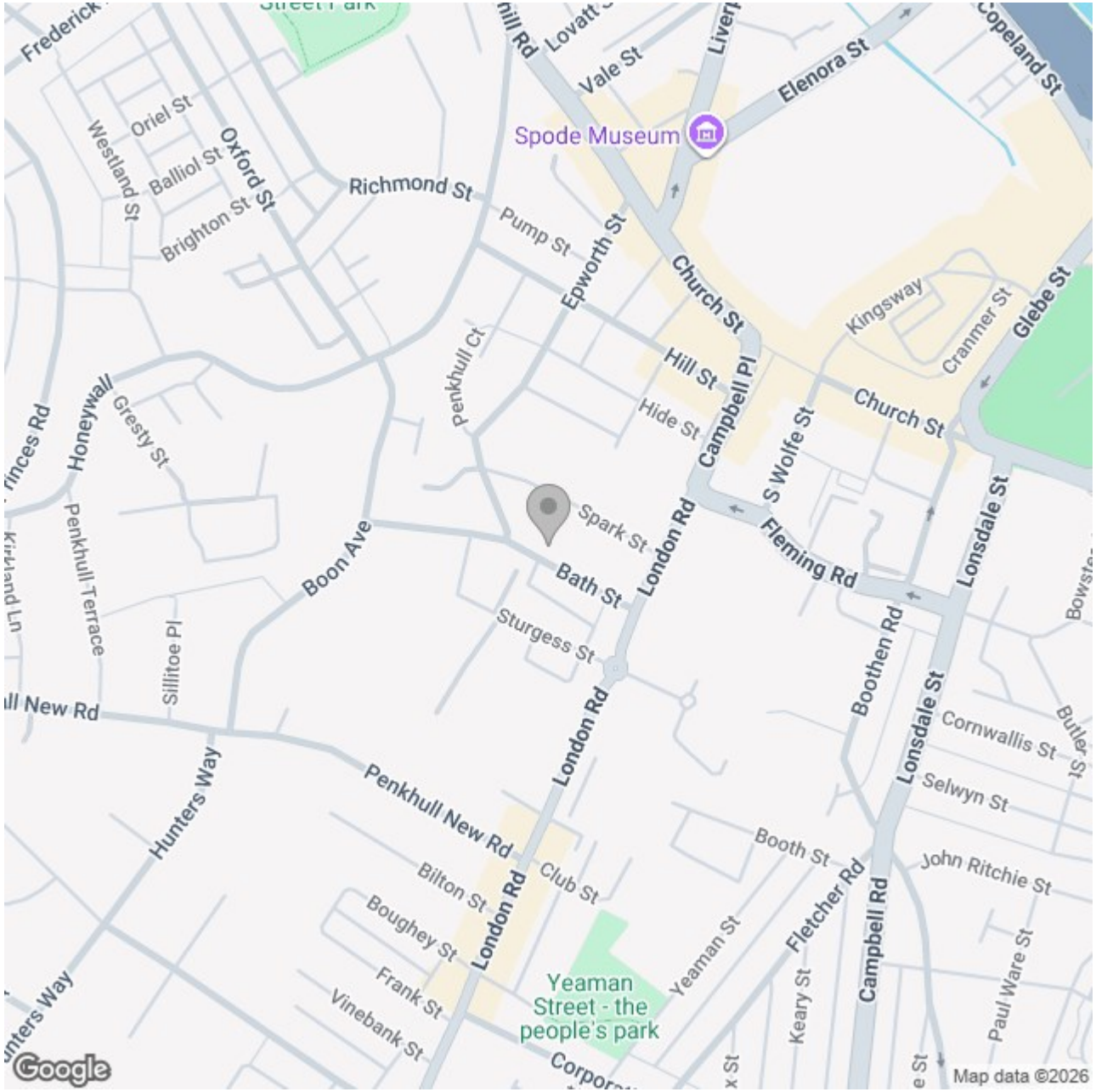
108.6 m²

1169 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.