

## 39A Perceval Street

Northwood, Stoke-On-Trent, ST1 6PY

In the soulful words of Bob Marley, "Don't worry about a thing, Cause every little thing is gonna be alright" Let dunn and rate take the stress out of your property search, as we offer you a beautifully maintained townhouse property on Perceval Street. Located in the popular area of Northwood, perfect for first time buyers and a great investor market for rental purposes! This spacious home comprises of an open-plan Kitchen/lounge/diner, THREE bedrooms and a spacious bathroom. Externally, there is a courtyard rear garden and brick built coal shed, to the front there is a gated forecourt. So don't worry about a thing, pick up the phone and call us today to book a viewing.

**£140,000**

# 39A Perceval Street

## Northwood, Stoke-On-Trent, ST1 6PY



- MOVE IN READY
- MODERN FITTED KITCHEN
- ENCLOSED REAR YARD
- EARLY VIEWING A MUST
- IMMACULATE FORECOURTED TOWNHOUSE
- THREE GOOD SIZED BEDROOMS
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- LARGE OPEN PLAN LOUNGE/DINER
- CONTEMPORARY BATHROOM ON THE FIRST FLOOR
- POPULAR LOCATION

### GROUND FLOOR

#### Entrance Hall

2'11" x 2'9" (0.90 x 0.86)

A UPVC door opens to the front aspect. Stairs to the first floor.

#### Open-Plan

#### Kitchen/Lounge/Diner

21'10" x 10'5" (6.66 x 3.18)

#### Open plan

Kitchen/lounge/diner. A UPVC bay window looks out to the front aspect and decorative fireplace. The kitchen is situated at the rear, with two UPVC windows that overlook the rear aspect, and a door opening to the rear yard. The kitchen is fitted with a range of wall and base storage units, inset stainless steel sink and drainer and coordinating work surface areas with partly tiled walls. Breakfast bar. Washing machine and free standing

cooker. Space for a fridge/freezer. Boiler and under-stair storage.

### FIRST FLOOR

#### First Floor Landing

10'0" x 2'9" (3.06 x 0.84)

Stairs from the ground floor.

Spotlights.

#### Bedroom One

10'10" x 10'5" (3.31 x 3.18)

A UPVC window looks out to the front aspect. Radiator.

#### Bedroom Two

10'4" x 9'2" (3.15 x 2.80)

A UPVC window looks out to the rear aspect. Radiator.

#### Bedroom Three

7'10" x 7'3" (2.41 x 2.23)

A UPVC window looks out to the rear aspect. Radiator.

### Bathroom

11'2" x 6'4" (3.41 x 1.95)

A UPVC window looks out to the rear aspect. Fitted suite comprising of bath with shower overhead, Low Level W/C and wash hand basin. Spotlights, radiator and under-stair storage cupboards.

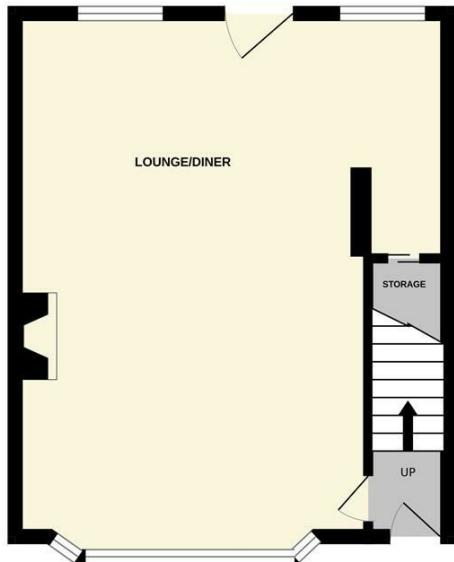
### EXTERIOR

The property has a forecourt, steps and gate to the entrance door. Shared paved access to the rear via the side. The rear courtyard is fully enclosed, paved with previous coal shed currently used as storage.



## Floor Plan

GROUND FLOOR



1ST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			