



Offers Over £175,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Penkrige Stafford

Littleton Crescent Penkrige  
Stafford Staffordshire



***Rare as Hens Teeth! This is an opportunity ideal for the retiring purchaser which doesn't come around very often.***

A two bedroom end terraced bungalow in the highly desirable market town of Penkrige. Internally, the accommodation comprises of an entrance hall, living room, kitchen, rear lobby and a pantry, two bedrooms and a shower room. Externally, having a delightful rear garden in addition to the fore garden. Vacant possession and no upward chain. Located in a popular area with great amenities close to hand, bus routes, twice weekly market, train station and an array of village shops and village community events. This property certainly won't be around for long, as it is incredibly rare for a property like this to come to the market, so don't miss out and book in your viewing today!

- Superb Retirement Opportunity
- Two Bedroom End Terraced Bungalow
- Popular & Convenient Location
- Living Room & Kitchen
- Pleasant Gardens & Vacant Possession
- Walking Distance To Village Centre

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

**01785 715555**

helloopenkrige@dourishandday.co.uk



## Entrance Hallway

Accessed through a double glazed entrance door, and being open-plan to:

## Living Room 13' 2" x 11' 4" (4.02m x 3.46m)

A cosy reception room, having ceiling coving, a radiator, a double glazed window to the front elevation, internal door to Inner Hallway, and further access to the Kitchen.

## Kitchen 12' 0" x 7' 6" (3.66m x 2.29m)

Fitted with a matching range of base & drawer units with work surfaces over to two sides incorporating an inset sink/drainers with chrome mixer tap over, a conveniently positioned eye-level single electric oven & low-level with space(s) for further kitchen appliance(s). There is ceramic splashback tiling to the walls, wood effect flooring, radiator, a double glazed window to the rear elevation, and open-plan leading to;

## Lobby

Having a double glazed window to the rear elevation, and an internal door to a storage pantry.



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## Inner Hallway

Having a built-in airing cupboard housing a recently installed gas central heating boiler, an access hatch to the loft space, and internal door(s) off, providing access to:

## Bedroom One 11' 9" x 10' 2" (3.57m x 3.11m)

A double bedroom, having a double glazed window to the front elevation, and a radiator.

## Bedroom Two 10' 8" x 6' 5" (3.24m x 1.95m)

Having a double glazed window to the rear elevation, and a radiator.

## Shower Room 7' 6" x 4' 11" (2.29m x 1.51m)

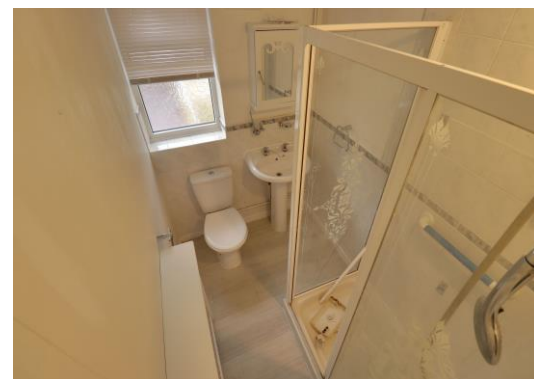
Having a suite comprising of a tiled walk-in shower cubicle with screen, pedestal wash hand basin and low level WC. Vinyl flooring, Part tiled walls, radiator and double glazed window to the rear elevation.

## Outside - Front

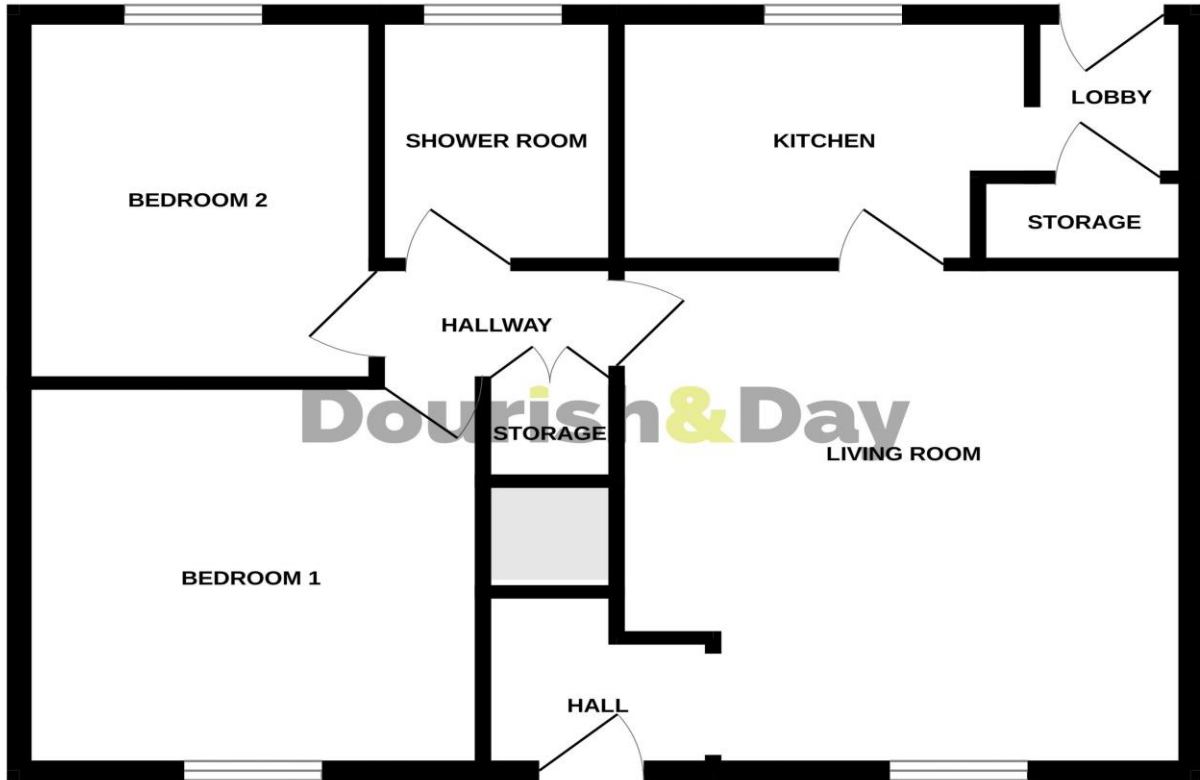
The property has a lawned front garden with shrubs and a paved pathway leading to the entrance door. A timber side gate and slate pathway leads to:

## Outside - Rear

Having a patio seating area, low maintenance slate areas, paved pathway, lawned garden all of which is enclosed by panel fencing.



## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	70	
(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	
www.epcrea.com			

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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