



PENKHULL TERRACE

49 Penkhull Terrace
ST4 5DH
Offers Over £190,000



A beautifully presented and deceptively spacious home located in the highly desirable area of Penkhull, Stoke-on-Trent. Situated on a quiet one-way street, the property enjoys reduced traffic, increased privacy and stunning open views from the front.

The property opens into a large living room with high ceiling, bay window and gas fire, creating a bright and welcoming space. Double doors lead into the dining room, allowing for an open-plan feel if desired. The dining room offers floor-to-ceiling built-in storage, access to a useful understairs storage room, and patio doors opening onto the rear garden. To the rear is a newly fitted modern kitchen with integrated oven and microwave, induction hob, and ample cupboard and worktop space, along with a convenient ground floor WC and an additional door providing garden access.

Upstairs are three spacious bedrooms, with the impressive main bedroom featuring built-in wardrobes. Bedroom two also benefits from fitted wardrobes, while bedroom three is another double room housing the boiler cupboard. The modern family bathroom includes stylish tiling, a bath with overhead shower, and a built-in storage cupboard. The loft is fully boarded and offers potential to create a fourth bedroom (subject to permissions). Externally, the rear garden is arranged over different levels with paved and lawned areas and a raised decking space ideal for seating.

A fantastic opportunity in a prime location close to local amenities, schools, Royal Stoke University Hospital and transport links. Early viewing is highly recommended.



Ground Floor

Living Room

16'1" x 17'5"

Dining Room

15'10" x 10'6"

Understairs Storage

Kitchen

8'8" x 14'2"

W.C.

2'10" x 6'3"

Outside Storage Shed

First Floor

Bedroom One

12'10" x 14'5"

Bedroom Two

5'8" x 13'1"

Bathroom

11'8" x 4'5"

Bedroom Three

14'11" x 8'3"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

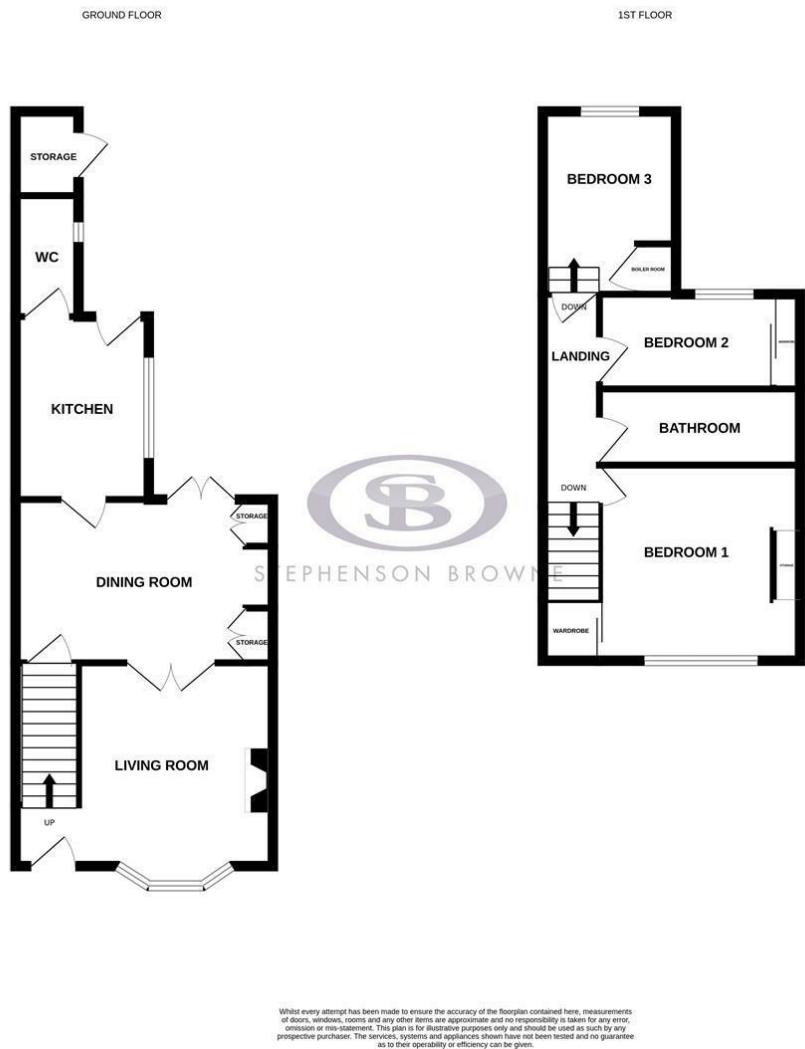


- Beautifully presented and deceptively spacious throughout
- Located on a quiet one-way street with reduced traffic and added privacy
- Stunning open views from the front aspect
- Large living room with high ceilings, bay window and gas fire
- Open-plan feel with double doors between living and dining rooms
- Newly fitted modern kitchen with integrated appliances and induction hob
- Abundance of built-in storage including fitted wardrobes and understairs store
- Fully boarded loft with potential for fourth bedroom (subject to consent)
- Tiered rear garden with paved, lawned and raised decking areas
- Council Borough: Stoke-On-Trent Tax Band: B Tenure: Freehold





Floor Plan



Area Map



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each detail; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64