



128 Trent Valley Road Penkhull, Stoke-On-Trent, ST4 5HL

Sometimes you must learn to appreciate the view in the VALLEY! And what a view it is! I offer you Trent VALLEY Road a spacious semi detached property in the extremely popular area of Penkhull. The accommodation on offer is well presented and comprises of a lounge with log burner, second sitting room, modern fitted kitchen/diner, three good sized bedrooms, family bathroom and en-suite. Externally the property benefits from off road parking to the front and large rear garden laid to lawn with vegetable plot and paved patio seating area. Located in Penkhull in close proximity to the Royal Stoke Hospital, amenities and commuter links to the A500. One sees great things from the VALLEY, only small things from the peak, so book your viewing today and admire the view.

£259,950

128 Trent Valley Road

Penkhull, Stoke-On-Trent, ST4 5HL



- BEAUTIFULLY POSITIONED SEMI DETACHED PROPERTY
- LARGE KITCHEN/DINER
- FAMILY BATHROOM
- EARLY VIEWING A MUST
- SPACIOUS AND MODERN THROUGHOUT
- THREE GOOD SIZED BEDROOMS
- SIZEABLE STUNNING REAR GARDEN
- TWO BIG RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

8'3" x 5'0" (2.54 x 1.54)

Double glazed door to the front aspect. Radiator. Entrance hall leads to stairs, storage cupboard, front room, kitchen/diner and lounge.

Front Reception Room

11'6" x 10'9" (3.51 x 3.29)

Double glazed windows to the front aspect and side aspect. Open fireplace. TV point. Radiator.

Lounge

13'6" x 10'10" (4.13 x 3.31)

Double glazed window to the side aspect and double glazed patio doors to the rear. Log burner and vertical height radiators. TV point.

KITCHEN/ DINER

Kitchen

10'8" x 7'1" (3.26 x 2.16)

Double glazed windows and door to the rear aspect. The kitchen is fully fitted with wall and base units, stainless steel 1/12 bowl sink/drainers, and co-ordinating work surfaces. There is a plumbing point for a dishwasher, and space for a fridge/freezer. Gas double oven and hob, and cooker hood with full ventilation. The wall with the cooker is fully tiled, and there is access to

ceiling storage. Door leading to storage/utility cupboard.

Diner

10'1" x 7'1" (3.09 x 2.16)

Diner has an open archway leading to the kitchen.

Utility Cupboard

Access from the kitchen/diner.

Houses boiler, washing machine and dryer points.

FIRST FLOOR

Landing

1'9" x 8'6" (0.55 x 2.61)

Stairs from the front hall. Stairway has a double glazed window to the front aspect. Landing has loft access.

Bedroom One

13'6" x 9'6" (4.12 x 2.92)

Double glazed windows to the side and rear aspect. Two radiators. TV point.

En Suite

5'1" x 4'11" (1.55 x 1.50)

En suite holds a shower cubicle, wash hand basin and low level WC. Fully tiled with a ladder radiator. Has an extractor fan.

Bedroom Two

9'8" x 9'3" (2.96 x 2.83)

Double glazed windows to the front aspect. Radiator.

Bedroom Three

10'1" x 7'0" (3.08 x 2.15)

Double glazed window to the rear aspect. Door with small storage space area. Radiator.

Bathroom

7'7" x 6'7" (2.33 x 2.01)

Double glazed window to the front aspect. Houses a bath, wash hand basin with vanity above, and low level WC. Bathroom is fully tiled with a radiator and extractor fan.

EXTERIOR

Driveway on the front aspect. Raised grass garden to the front, and a large grass garden to the rear.



