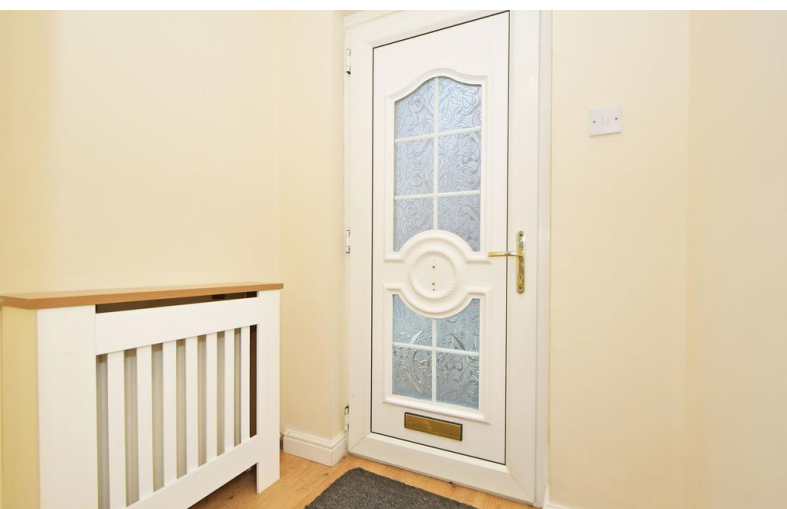


FOR SALE



Honeywall, Penkhull, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Townhouse

Offers In Excess Of £150,000


MARTIN&CO



Honeywall, Penkhull, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Great commuter links
- Close to amenities
- Nearby schools and hospital
- No onward chain
- Ideal for first-time buyers

Welcome to this three bedroom terraced end townhouse, boasting a great location and plenty of charm. The property is in good condition and is ready for you to move right in.

Let's start with the bedrooms; this home offers three wonderfully proportioned bedrooms. The modern bathroom suite complements the bedrooms beautifully. It's a sleek and stylish space where you can relax and unwind after a long day.

Now, let's talk about the location. This home is nestled in a convenient location that's just a stone's throw away from top-notch commuter links, amenities, schools, and even the local hospital. Everything you need is practically on your doorstep. Plus, there's no onward chain to worry about, making the buying process as smooth as possible.

One of the unique features of this property is the driveway parking. No more looking for a spot on the street, you have your own dedicated space right at your doorstep.

Ideal for first-time buyers looking to step onto the property ladder or families seeking a warm and welcoming home, this property ticks all the right boxes.

ENTRANCE HALL Entered via a glazed UPVC front door, stairs to the first floor, wood effect laminate flooring, radiator.

LOUNGE 15' 2" x 12' 5" (4.63m x 3.80m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

KITCHEN/DINER 12' 5" x 9' 0" (3.80m x 2.76m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer,





integrated oven and hob, space for appliances, double glazed window to the rear elevation, UPVC door giving access to the rear garden, built in storage cupboards, wood effect laminate flooring, radiator.

EXTERNAL The property benefits from off road parking to the front with steps leading up to the front door. Access to the side of the property leads round to a low maintenance rear garden.

BEDROOM 14' 7" x 8' 6" (4.47m x 2.60m) Double glazed window to the rear elevation, wood effect laminate flooring, radiator

BEDROOM Double glazed window to the front elevation, wood effect laminate flooring, radiator.

BEDROOM 10' 7" x 7' 8" (3.25m x 2.36m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

BATHROOM 7' 7" x 5' 6" (2.32m x 1.69m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, two double glazed windows to the rear elevation, radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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.EPC4U.COM		





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

