

**FOR SALE**



**Doncaster Lane, Penkhull, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £240,000**



## Doncaster Lane, Penkhull, Stoke-on-Trent

3 Bedrooms, 1 Bathroom  
Offers In Excess Of £240,000

- No onward chain
- Immaculate fully refurbished condition
- Modern open-plan kitchen reception
- Direct access to rear garden
- Luxury bathroom with freestanding



**OVERVIEW** This three-bedroom semi-detached house is for sale in the sought-after residential area of Penkhull, offering an immaculate, fully refurbished interior with a modern, contemporary design.

The ground floor features an open-plan kitchen and reception space, designed to maximise natural light. The kitchen provides dining space and quality fixtures and fittings, flowing into a reception area with garden views and direct access to the rear garden. A fireplace forms a focal point in the living area.

Upstairs, there are two double bedrooms, one with built-in wardrobes, and a further single bedroom. The bathroom is fitted with a free-standing bath, rain shower and heated towel rail.

Outside, the property benefits from a garden and parking, adding to its practicality for families and first-time buyers.

The location offers access to nearby schools and green spaces, making it suitable for those seeking amenities within easy reach. Local parks and play areas around Stoke-on-Trent provide opportunities for walking and outdoor recreation, and the wider city offers a range of shops, cafés and services.

Public transport connections are available via Stoke-on-Trent railway station, which provides services to destinations such as Manchester, Birmingham and London. Typical journey times are around 45–60 minutes to Manchester and Birmingham, and approximately 90 minutes to London Euston, making this property a viable option for commuters who need regional or national rail links.

**ENTRANCE HALL** 14' 11" x 6' 3" (4.57m x 1.92m)  
Entered via a UPVC front door with glazed side panel,



stairs to first floor, parquet effect laminate flooring, vertical radiator.

**DOWNSTAIRS WC** 5' 0" x 2' 6" (1.53m x 0.78m)  
Comprising; low level WC and hand wash basin set in vanity unit, fully tiled walls.

**OPEN PLAN LIVING/DINER/KITCHEN** 26' 0" x 17' 9" (7.94m x 5.42m) A light and spacious living space having double glazed window to the front elevation and patio doors to the rear opening onto the rear garden, feature fireplace with electric wood burner style fire, parquet effect laminate flooring, radiator.

The stunning kitchen boasts newly fitted wall and base units with worksurface over which incorporates a sink unit and drainer, integrated appliances, double glazed window to the side elevation, vertical radiator.

**UTILITY ROOM** 6' 2" x 4' 3" (1.89m x 1.31m) Having space and plumbing for washing machine and tumble dryer, double glazed window to the rear elevation and

UPVC glazed door giving access to the rear garden, parquet effect laminate flooring.

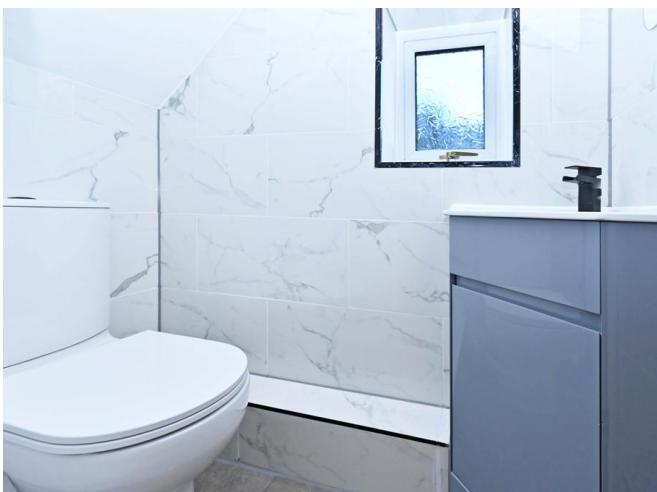
**BEDROOM** 13' 8" x 10' 11" (4.18m x 3.33m) Having fitted wardrobes, double glazed window to the rear elevation, radiator.

**BEDROOM** 11' 7" x 10' 11" (3.54m x 3.33m) Double glazed window to the front elevation, radiator.

**BEDROOM** 7' 7" x 6' 3" (2.33m x 1.92m) Double glazed window to the front elevation, radiator.

**BATHROOM** 9' 6" x 6' 2" (2.92m x 1.88m) A stunning newly fitted bathroom comprising; low level WC, hand wash basin set in vanity unit, free standing bath, and walk in shower with rainfall shower, double glazed window to the rear elevation, fully tiled walls, contemporary heated towel rail.

**EXTERNAL** The front of the property benefits from off road parking with steps leading up to the front door and



lawned garden to both sides. Access to the side leads through to a landscaped rear garden with decked seating area and raised lawned garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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