

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.

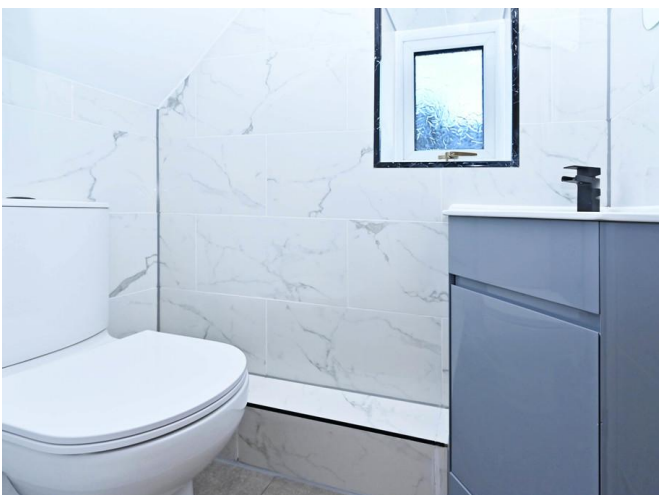
BEDROOM 13' 8" x 10' 11" (4.18m x 3.33m) Having fitted wardrobes, double glazed window to the rear elevation, radiator.

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

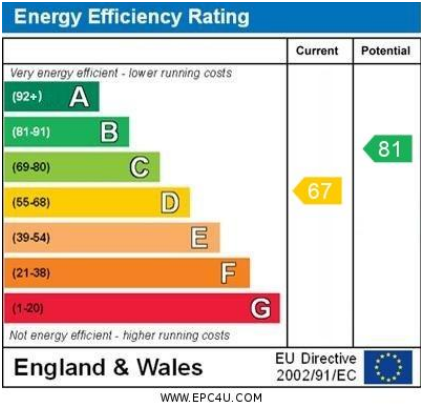
BEDROOM 7' 7" x 6' 3" (2.33m x 1.92m) Double glazed window to the front elevation, radiator.

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.







All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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 m 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.