

**FOR SALE**



**Penstock Drive, Etruria, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Apartment**

**Offers In Excess Of £90,000**

  
**MARTIN&CO**



## Penstock Drive, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £90,000

- Neutrally decorated throughout
- Open-plan kitchen and reception
- Juliet balcony with pleasant outlook
- Two good-sized double bedrooms
- Allocated parking for residents



**OVERVIEW** This neutrally decorated two-bedroom flat is for sale in Etruria and is likely to appeal to first time buyers and investors. The property offers an open-plan layout incorporating the kitchen and reception area, creating a practical space for everyday living and dining. The reception area features a Juliet balcony, providing additional natural light and a pleasant outlook. Both bedrooms are doubles, offering flexible options for sleeping arrangements or a home office.

The flat benefits from parking, adding convenience for residents with a vehicle.

Stoke-on-Trent provides a range of local amenities including supermarkets, cafés, and leisure facilities across the city. Nearby green spaces such as local parks and canal-side walks offer opportunities for outdoor recreation. The wider area includes various primary and secondary schools, as well as access to further education institutions within the city.

Public transport connections are accessible, with Stoke-on-Trent railway station offering services to destinations such as Manchester, Birmingham and London. Typical journey times are around 45–60 minutes to Manchester Piccadilly, approximately 50–60 minutes to Birmingham New Street, and around 90 minutes to London Euston, making regional and national travel manageable for commuters. Local bus routes link residential areas with the city centre and surrounding districts.

Offered for sale with no onward chain, this two-bedroom flat provides a straightforward option for those looking to purchase a home or investment property in the Stoke-on-Trent area.

**ENTRANCE HALL** 9' 8" x 7' 3" (2.95m x 2.21m)  
Intercom entry system, storage cupboard housing hot



water system with space and plumbing for washing machine, wall mounted electric heater.

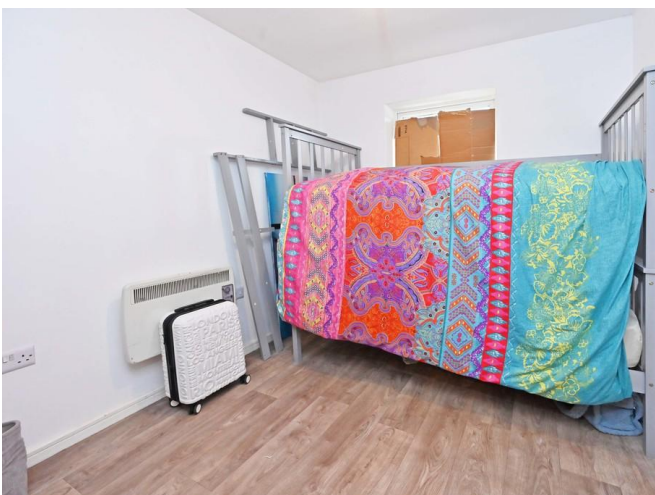
**LOUNGE/DINER/KITCHEN 17' 11" x 13' 9"** (5.47m x 4.21m) A spacious open plan reception area having a kitchen fitted with wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for fridge freezer. The lounge area has patio doors with a Juliet balcony, two wall mounted electric heaters.

**BEDROOM 10' 4" x 10' 0"** (3.16m x 3.05m) Double glazed window, wall mounted electric heater.

**BEDROOM 10' 4" x 8' 3"** (3.16m x 2.53m) Double glazed window, wall mounted electric heater.

**BATHROOM 7' 2" x 6' 4"** (2.19m x 1.94m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, heated towel rail.

**EXTERNAL** Allocated parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### First Floor

All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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