



28 Barnfield

ST4 5JE

Offers In The Region Of £185,000



3



1



1



D



STEPHENSON BROWNE

Located in the highly sought-after location of Barnfield, Penkhull Stoke-On-Trent, this delightful, modernised town house offers a delightful blend of comfort and contemporary living.

The property boasts a spacious "L" shaped lounge/ diner, perfect for both relaxation and entertaining. The wood effect laminate flooring adds a touch of elegance, enhancing the overall aesthetic of the home.

The heart of the house is undoubtedly the modern fitted kitchen featuring a range of high gloss grey storage cupboards providing ample space for all your culinary needs.

The round edge work surface in woodblock effect complements the built-in AEG five-ring ceramic gas hob and extractor hood, making cooking a pleasure.

Additionally, the built-in AEG fan-assisted oven with grill element and the porcelain bowl and half single drainer sink unit with mixer tap ensure that this kitchen is both functional and stylish.

There is also plumbing for an automatic washing machine and space for a fridge/freezer, catering to all your domestic requirements.

The first floor comprises three bedrooms and a modern shower room providing a fresh and inviting atmosphere.

The property benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency.

Outside, the gardens to the front and rear provide a lovely outdoor space and privacy with a potential to add off-road parking if required.

Residents will appreciate the ease of access to the local NHS hospital, as well as being conveniently situated near shops, schools, and various amenities.

This property is an excellent opportunity for those seeking a modern home in a vibrant community.



Ground Floor

Hall

Lounge

15'10" x 12'6"

Kitchen

11'0" x 10'9"

First Floor

Landing

Bedroom One

12'7" x 11'6"

Bedroom Two

12'11" x 10'10"

Shower Room

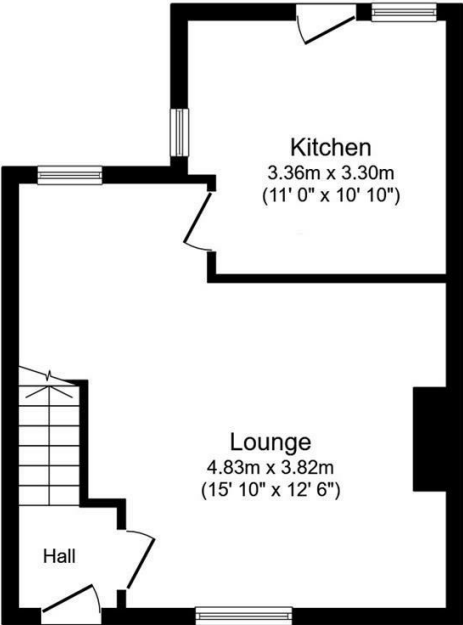
9'1" x 4'3"



- Located in the highly sought-after location of Barnfield, Penkhull
- Close to the Royal Stoke University Hospital
- Charming Town House
- L Shaped Lounge/Diner
- Modern Fitted Kitchen
- Three Bedrooms
- First Floor Shower Room
- UPVC Double Glazing & Gas Central Heating
- Gardens to Front & Rear
- Viewing Highly Advised

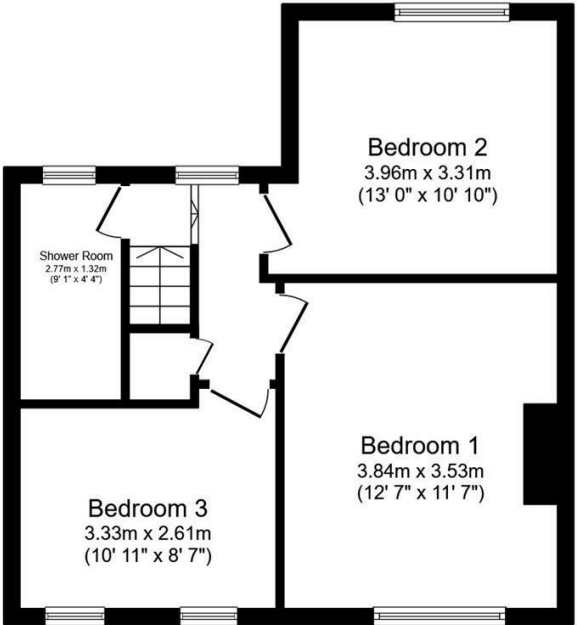


Floor Plan



Ground Floor

Floor area 37.9 m² (408 sq.ft.) approx



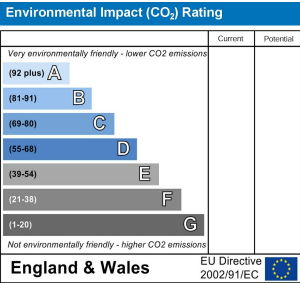
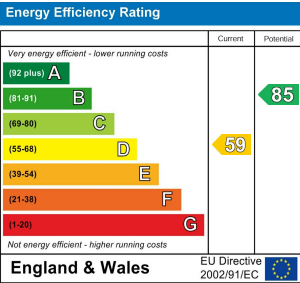
First Floor

Floor area 45.8 m² (493 sq.ft.) approx

Total floor area 83.7 m² (901 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64