



6 Grindley Place

ST4 5DX

Guide Price £175,000



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STEPHENSON BROWNE

Situated on a quiet and desirable cul-de-sac in the ever-popular area of Penkhull, this well-presented two-bedroom home presents an excellent opportunity for first-time buyers or growing families seeking space, convenience, and off-road parking.

A notable feature of the property is the generously sized rear garden, which is particularly large for a home of this type and offers excellent outdoor space for family life, entertaining, or gardening, with potential for future landscaping or extension (subject to planning).

Further enhancing the appeal is the private two-car driveway, a highly sought-after benefit, along with a garage providing valuable additional storage.

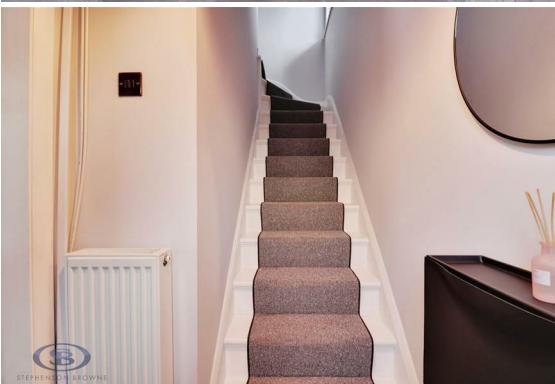
Upon entering the home, you are welcomed into a comfortable and well-proportioned living room, ideal for relaxing or entertaining. To the rear sits a modern fitted kitchen, finished to a contemporary standard and enhanced by stylish LED lighting, with pleasant views overlooking the garden.

From the kitchen, access leads to a downstairs WC, an understairs pantry/store room, and into the side utility room.

The utility room is a practical addition, offering both front and rear access, making it ideal for laundry, storage, or everyday family use.

Upstairs, the property continues to impress with two generous double bedrooms, both offering ample space for furnishings. The family bathroom is well appointed, featuring both a bath and a separate shower, catering perfectly to modern living.

Externally, the property benefits from a large rear garden, providing outdoor space rarely found in properties of this size, while the garage adds further versatility for storage, bikes, or hobbies. Located in a superb residential area, the property is conveniently positioned close to Royal Stoke University Hospital, well-regarded schools, and excellent transport links.



Ground Floor

Entrance Hall

Living Room

13'6" x 12'10"

Kitchen

10'0" x 12'10"

W.C.

2'11" x 5'11"

Understairs Storage/Pantry

3'3" x 6'9"

Utility

5'11" x 12'11"

First Floor

Bedroom One

16'3" x 10'6"

Bedroom Two

13'0" x 9'0"

Bathroom

9'2" x 7'0"

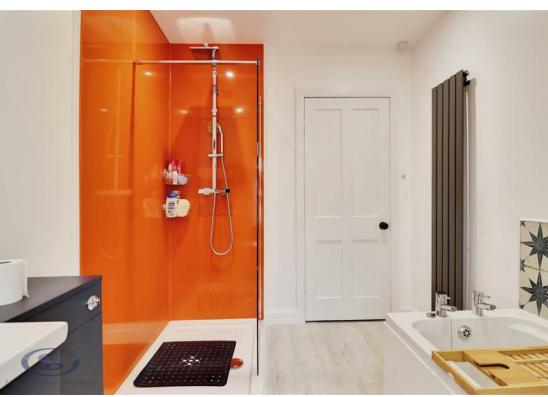
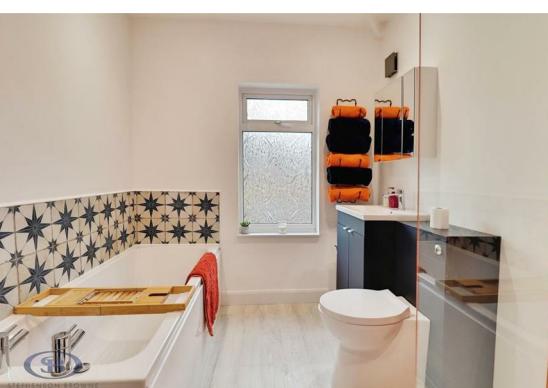
Detached Garage

9'0" x 16'4"

Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property.

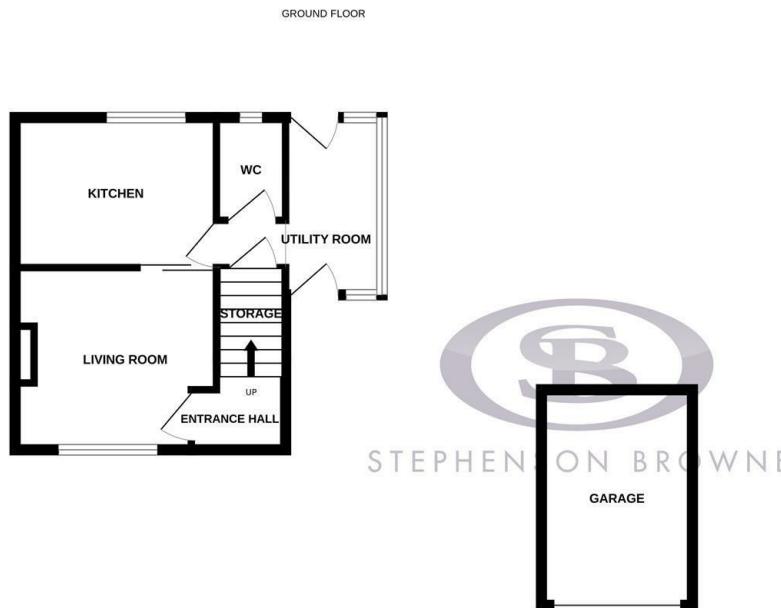
Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Exceptionally Large Rear Garden
- Quiet Cul-de-Sac Location
- Private Two-Car Driveway
- Garage for Additional Storage
- Two Generous Double Bedrooms
- Modern Kitchen with LED Lighting
- Useful Utility Room with Front & Rear Access
- Downstairs WC & Understairs Pantry
- Close to Royal Stoke University Hospital, well-regarded schools, and excellent transport links, making it ideal for first-time buyers and growing families.
- Council Borough: Stoke-on-Trent City Council Council Tax Band: A Tenure: Leasehold



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

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