

**FOR SALE**



**Lodge Road, Penkhull, Stoke-on-Trent**

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

**Offers In Excess Of £190,000**

  
**MARTIN&CO**





## Lodge Road, Penkull, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- Immaculate semi-detached house
- Modern stylish layout
- Three spacious bedrooms
- Luxurious four-piece bathroom suite
- Stunning open-plan kitchen

**OVERVIEW** Welcome to this immaculate semi-detached house, now for sale and just waiting to become your perfect home. It's quite the charmer, featuring a reconfigured layout that is both modern and stylish.

The property accommodates three bedrooms. The first two being spacious doubles, perfect for the parents and perhaps an older child. The third is a good size, ideal for a younger sibling or a guest room. The bathroom is a true sanctuary, boasting a luxurious four-piece suite that will make your daily routine a breeze..

The property also features a reception room with large windows, ensuring a light and airy atmosphere – a perfect space for entertaining guests or enjoying a quiet evening with family.

As for the heart of the home – the kitchen – it's a stunning open-plan space filled with natural light. It includes a dining area where you can enjoy your meals. The kitchen leads to a conservatory overlooking the garden

Speaking of the garden, it's a lovely outdoor space, ready for you to put your green thumb to work or simply enjoy the fresh air. Plus, the property comes with the added convenience of driveway parking.

Located in an area with excellent public transport links, nearby schools, and local amenities, this home is ideal for first-time buyers and families. You'll find everything you need and more in this charming home.

**PORCH** 6' 8" x 1' 9" (2.03m x 0.53m)

**HALLWAY** 13' 9" x 2' 11" (4.19m x 0.89m) Wood laminate flooring, radiator





WC 8' 4" x 3' 8" (2.54m x 1.12m) LLWC, hand wash basin, tiled flooring, window to the rear elevation

LOUNGE 16' 5" x 10' 5" (5m x 3.18m) Window to the front elevation, radiator, wood laminate flooring

KITCHEN/DINER 16' 5" x 11' 8" (5m x 3.56m) Windows to the side and rear elevations, wall and base units with worktops over, electric oven and hob, stainless steel extractor hood, gas central heating boiler, wood laminate flooring

CONSERVATORY 8' 4" x 7' 6" (2.54m x 2.29m) French doors to the side elevation

LANDING 7' 3" x 2' 6" (2.21m x 0.76m) Carpet to stairs and landing

BEDROOM ONE 13' 11" x 11' 8" (4.24m x 3.56m) Window to the rear elevation, radiator, carpet to floor

BEDROOM TWO 10' 9" x 10' 5" (3.28m x 3.18m) Window to the front elevation, radiator, carpet to floor

BEDROOM THREE 10' 5" x 8' 8" (3.18m x 2.64m) Window to the front elevation, radiator, carpet to floor

BATHROOM 11' 8" x 5' 6" (3.56m x 1.68m) Frosted window to the rear elevation, three piece bathroom suite plus shower cubicle, radiator, wood flooring

REAR GARDEN Enclosed by fencing, gravel area, mature shrubs and bushes

PLEASE NOTE Furniture and white goods by separate negotiation





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

## Martin & Co Stoke on Trent

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**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 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.