



3

Bedrooms



1

Bathroom



1

Reception





- BEAUTIFULLY PRESENTED THROUGHOUT - READY TO MOVE INTO
- ELEVATED POSITION IN THE HEART OF SOUGHT-AFTER PENKHULL
- STUNNING BAY-FRONTED LIVING ROOM WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- HANDY GROUND FLOOR LAUNDRY ROOM
- TWO SPACIOUS DOUBLE BEDROOMS WITH FLEXIBLE LIVING OPTIONS
- SLEEK AND STYLISH CONTEMPORARY BATHROOM
- FANTASTIC REAR GARDEN WITH LOW-MAINTENANCE INDIAN STONE PATIO
- PERGOLA AND HOT TUB AREA - IDEAL FOR OUTDOOR RELAXATION





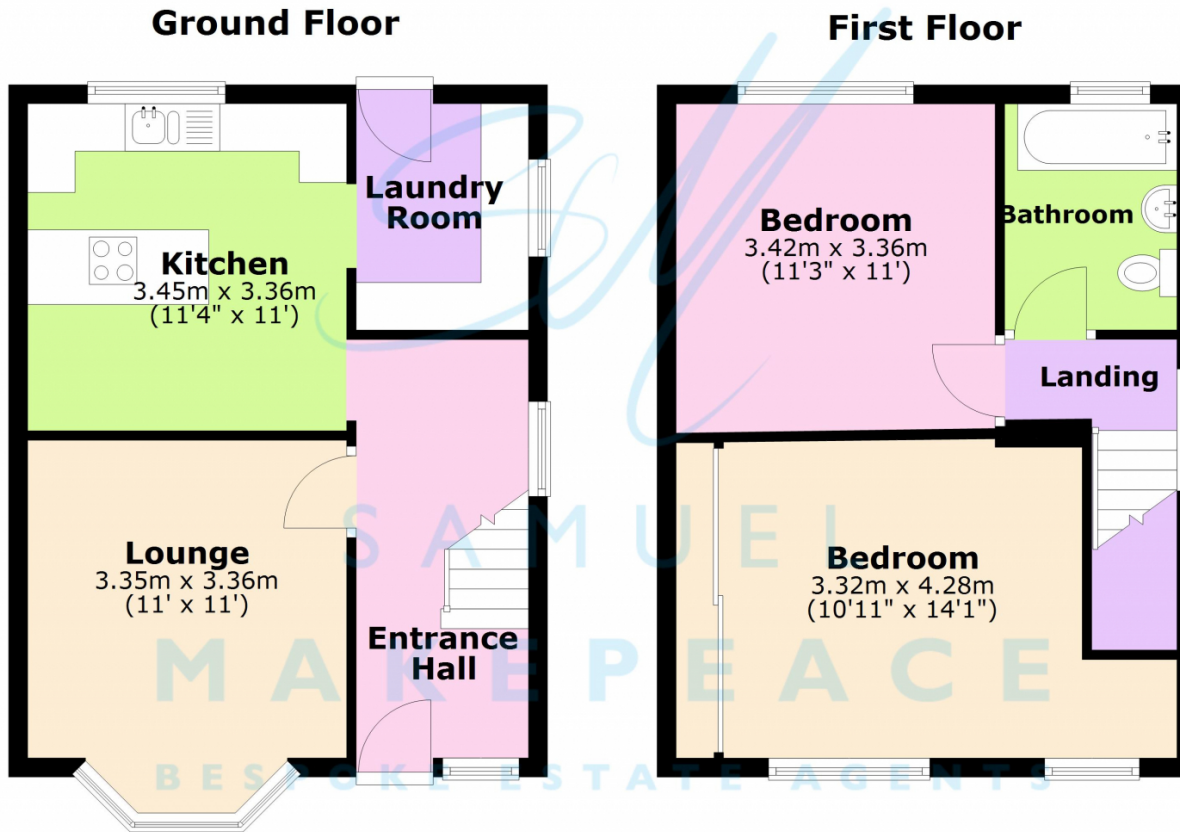
**IT'S FAIR TO SAY...** You may have just found your perfect home! We're delighted to present this beautifully presented family home, nestled in a highly sought-after and elevated position in the vibrant heart of Penkhull. Offering a stunning blend of modern living and classic charm, this property is the ideal setting for creating lasting memories. Step into the entrance hall and be welcomed by a **bay-fronted living room**, where natural light floods the space and a feature fireplace adds a cosy, homely touch – perfect for relaxing evenings. The heart of the home is the **stylish kitchen and open-plan dining area**, thoughtfully designed with contemporary fittings and integrated appliances to make cooking and entertaining a joy. A handy laundry room adds everyday convenience to this beautifully arranged ground floor. Upstairs, you'll discover **two generous double bedrooms**, offering plenty of space for restful retreats and flexible living. The **sleek, modern bathroom** completes the upper floor with style and comfort. Outside, the property truly shines. The **fantastic rear garden** is a private haven, featuring a **newly laid Indian stone patio, pergola**, and a designated **hot tub area** – all designed for easy maintenance and maximum enjoyment. With its warm and welcoming feel, ample space, and high-quality finish throughout, this is a home that's ready to move into and enjoy from day one. So if you think this could be "the one," don't delay

Contact **Samuel Makepeace** today to arrange your viewing.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Fairbank Avenue, Penkhull, Stoke-on-Trent

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