

# Meliden Way, Stoke-On-Trent

ST4 5DZ



STEPHENSON BROWNE



£290,000



STEPHENSON BROWNE

# DESCRIPTION

Spacious Three-Bedroom Detached Home | Chain Free | Sought-After Penkhull Location Offered to the market with no onward chain, this bright and spacious three-bedroom detached family home occupies a generous plot in a quiet residential setting within the highly desirable area of Penkhull.

The accommodation begins with a welcoming porch leading into the entrance hall, complete with a convenient ground-floor WC. A standout feature of the property is the impressive dual-aspect living and dining room, which extends the full length of the house, creating a light-filled and versatile space ideal for both everyday family living and entertaining.

To the rear, the modern fitted kitchen provides ample storage and workspace, with access to a useful pantry/understairs storage area. The adjoining utility room offers further practicality and benefits from an internal door to the garage as well as direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms, with both the principal and second bedrooms featuring large built-in wardrobes. A family bathroom with shower over the bath and a useful airing cupboard complete the accommodation. The loft is partially boarded, providing additional storage potential.

Externally, the property enjoys attractive front and rear gardens, with side access on both sides of the house leading to the enclosed rear garden. The outdoor space features a lawned area alongside a paved patio, perfect for relaxing or entertaining. A driveway provides off-road parking for up to three vehicles and leads to the integral garage. Presented in neutral décor throughout, this well-maintained home offers a fantastic opportunity for buyers to move straight in while adding their own style and personal touches over time. Spacious, bright and



conveniently located, this property is ideal for families, professionals and downsizers alike. Early viewing is highly recommended.



# ROOM DESCRIPTIONS

## Porch

3'8" x 4'1"

## Entrance Hall

6'5" x 14'7"

## W.C.

2'11" x 7'2"

## Kitchen

9'9" x 8'10"

## Dining/Living Room

9'0" x 24'11"

## Understairs Pantry

## Utility Room

7'6" x 6'8"

## Garage

8'1" x 16'6"

## First Floor

### Bedroom One

11'2" x 10'11"

### Bedroom Two

13'8" x 10'3"

### Bedroom Three

7'9" x 7'4"

### Airing Cupboard

### Bathroom

6'9" x 5'7"

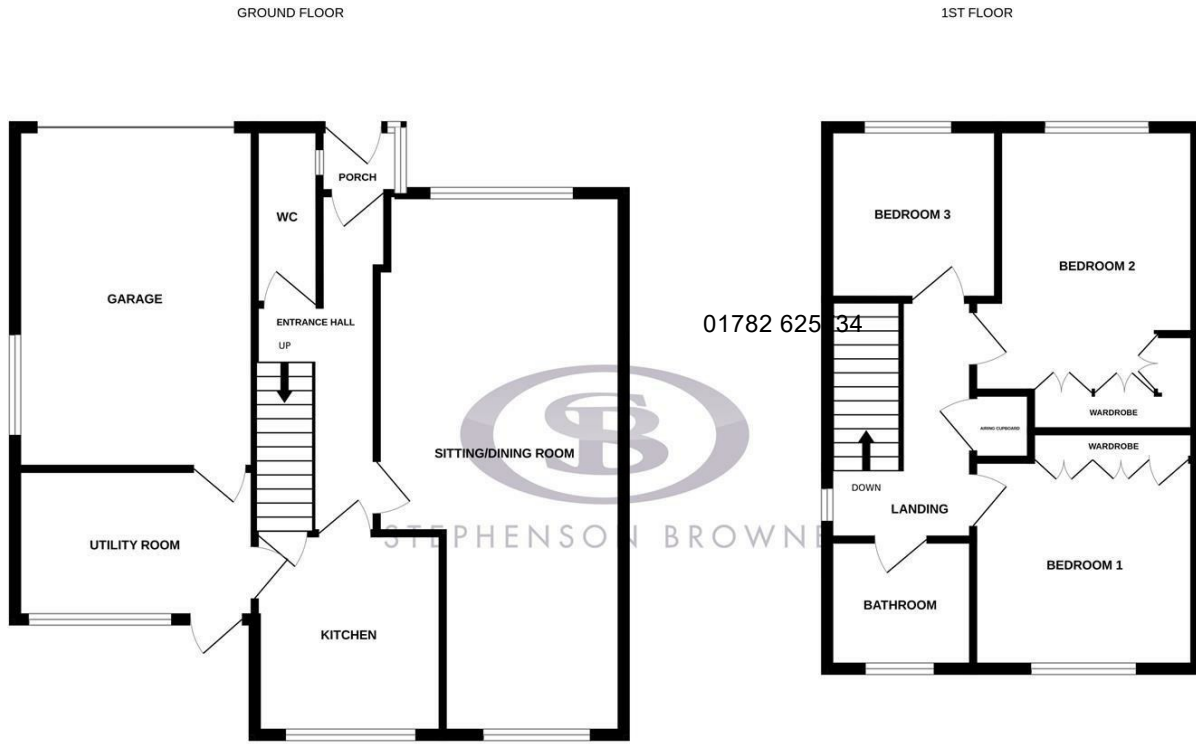
### Stephenson Browne AML Disclosure

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.





# Floorplans



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>60</b>	<b>England &amp; Wales</b>
		<b>80</b>	EU Directive 2002/91/EC

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

**T: 01782 625734 E: [newcastle@stephensonbrowne.co.uk](mailto:newcastle@stephensonbrowne.co.uk)**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)