



STEPHENSON BROWNE

Oxford Crescent, Penkhull, Stoke-On-Trent

ST4 7EF



By Auction £99,000

Description

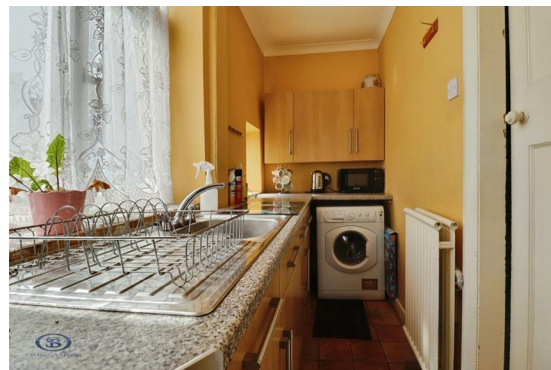
Situated in a quiet cul-de-sac location within the popular and sought-after area of Penkhull, this well-proportioned two-bedroom semi-detached home is offered for sale chain free via the Modern Method of Auction through iamsold.

The property offers spacious accommodation throughout and would make an ideal first-time purchase, family home, or investment opportunity.

The property is approached via a small paved frontage, providing potential off-road parking for one small vehicle. An entrance hall welcomes you into the home and leads through to the front reception room, featuring an attractive bay window allowing plenty of natural light. To the rear is a second reception room, also benefiting from a bay window overlooking the garden.

The rear reception room leads through to the galley-style kitchen, which continues to a useful rear porch providing access to the outside space. From the porch there is a paved seating area, with steps leading down to the additional sections of the tiered rear garden. The garden offers a variety of levels, providing excellent potential for outdoor seating, planting, and creating a versatile external space. To the first floor, the landing gives access to two well-proportioned double bedrooms. Bedroom one benefits from a useful over-stairs storage cupboard, providing additional practical storage space, while the family bathroom completes the accommodation. Offering a pleasant position within a peaceful cul-de-sac, this Penkhull home combines generous internal accommodation with a unique tiered rear garden and excellent potential for a variety of buyers.

This property is offered for sale through



the Modern Method of Auction with
iamsold.
Early viewing is highly recommended to
appreciate the layout, location, and potential
this property has to offer.

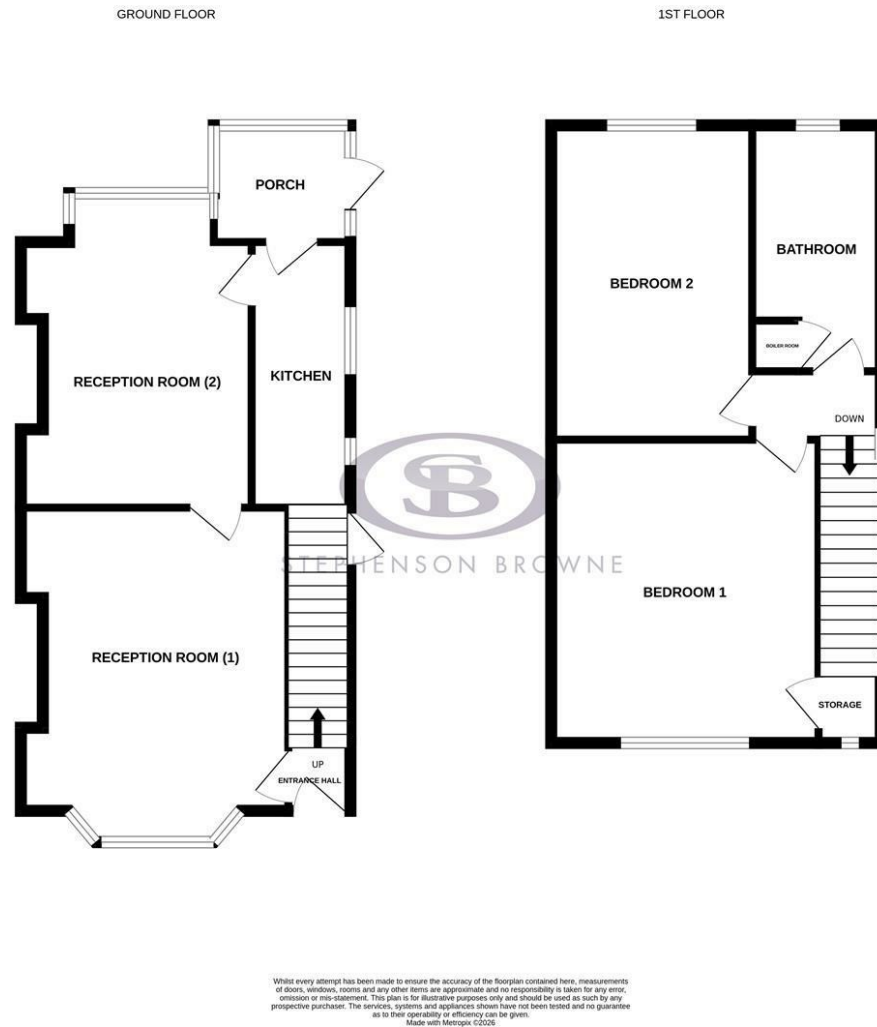


Viewing

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



Floorplans



Area Map



EPC Rating

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England and Wales EU Directive 2002/91/EC 			

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