



 **2**
Bedrooms

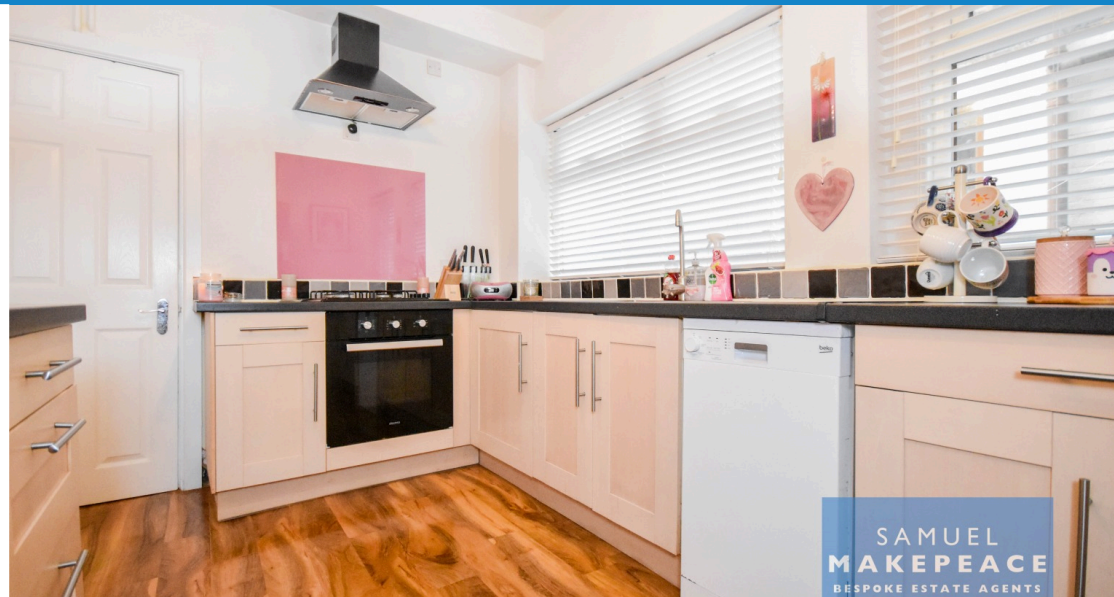
 **1**
Bathroom

 **2**
Receptions

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS

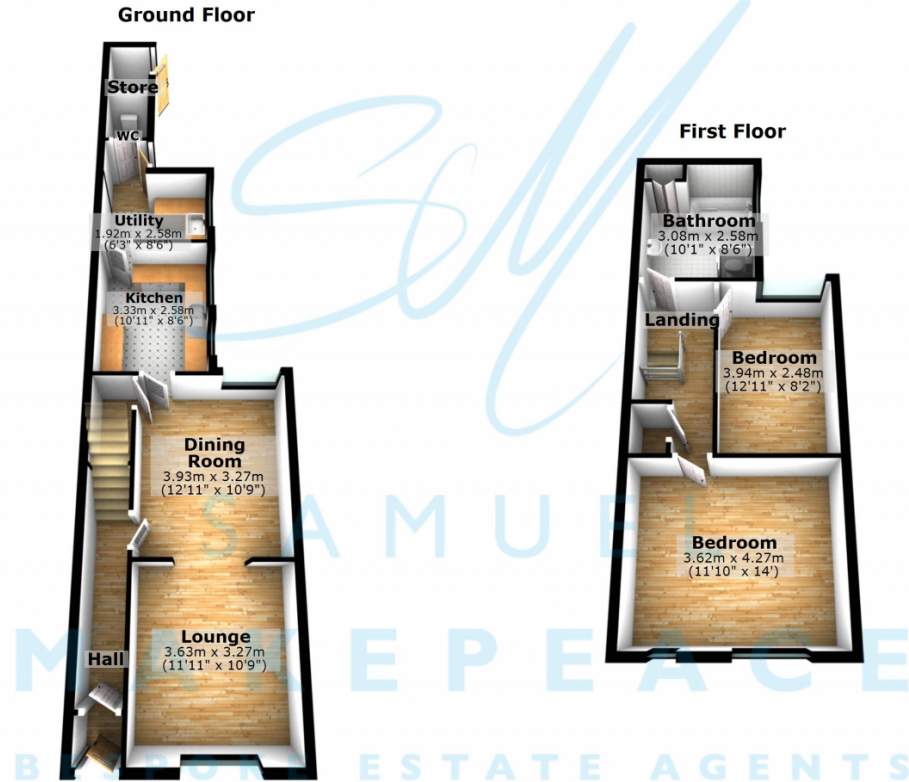


- BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED PROPERTY
- ORIGINAL FEATURES
- TWO SPACIOUS RECEPTION ROOMS
- MODERN FITTED KITCHEN
- SEPARATE UTILITY WITH SPACE FOR APPLIANCES
- DOWNSTAIRS WC
- TWO AMAZING SIZED BEDROOMS
- GORGEOUS BATHROOM WITH BATH AND SEPARATE SHOWER
- HIGHLY SOUGHT AFTER AREA
- PAVED COURTYARD WITH OUTSIDE STORE



FEEL LIKE YOU HAVE BEEN LOOKING IN THE WRONG DIRECTION? LET US LEAD THE WAY...ITS TIME TO GO WEST...to this gorgeous terraced property on WESTland Street, Penkhull, that has just come to the market! With character, charm and sophistication this fantastic two-bedroom house is ready and waiting for it to be the place you can proudly call home. Upon entering you will discover the INVITING PORCH a handy, compact space for both convenience and feeling of extra security. Seamlessly following to the LONG ENTRANCE HALL with characterful features and high ceilings it sets the tone for the rest of the home perfectly. Then onto the OPEN-PLAN LOUNGE/DINING ROOM with stylish oak laminate flooring, a convenient under-stairs storage cupboard and two large windows to allow plenty of natural light, it is the ideal space for relaxing and entertaining. Supporting the ground floor there is the GENEROUS SIZED MODERN KITCHEN which is spacious and bright with ample worktop space for all your cooking necessities, theres also a CONVENIENT UTILITY ROOM and DOWNSTAIRS WC to offer additional space and practicality for day to day living. To the first floor there are TWO EXCELLENT SIZED BEDROOMS both offering plenty of space for furnishings and personal touches, perfect for creating a cozy retreat to unwind. There is also the LARGE UPSTAIRS BATHROOM, modern and sleek, featuring both a bath and a shower to suit everyones needs and a handy storage cupboard for hiding away toiletries. To the rear, there is a LOW MAINTENANCE PAVED COURTYARD to enjoy with a practical storage shed for all outdoor essentials. SO FOLLOW US, WE ARE CONFIDENT WE KNOW THE BEST KNOW THE SHORTCUTS...Contact Samuel Makepeace Bespoke Estate Agents Today to arrange your viewing!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Westland Street, Penkhull, Stoke-on-Trent

Scan me for more info

