



STEPHENSON BROWNE

**Maryfield Walk,
Penkull**
ST4 5JW



By Auction £55,000

Description

CHAIN FREE!

Located on Maryfield Walk in Stoke-on-Trent, this attractive one-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, investors, or those working at the nearby Royal Stoke University Hospital. Recently refurbished to a high standard, the property features a fresh, modern finish throughout, creating a stylish yet practical living space.

The apartment opens directly into a bright open-plan kitchen and living area, thoughtfully designed for both everyday living and entertaining. The kitchen provides a functional cooking space. A hallway leads from the living area to a well-proportioned double bedroom, offering a comfortable and peaceful retreat, along with a sleek, modern bathroom.

To the rear of the property is a shared outdoor space, ideal for enjoying time outside, while the front benefits from convenient parking. Situated in a quiet yet well-connected location, the apartment offers easy access to local amenities and the hospital.

This well-presented ground floor apartment is an ideal starter home or low-maintenance property in a highly convenient location.

Auction Information

A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder will enter into a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), subject to a minimum fee of £6,600, payable in addition to the purchase price and contributing towards the Stamp Duty Land Tax calculation. Completion must take place within 56 days. Buyers requiring finance should confirm mortgage suitability before bidding.





Viewing

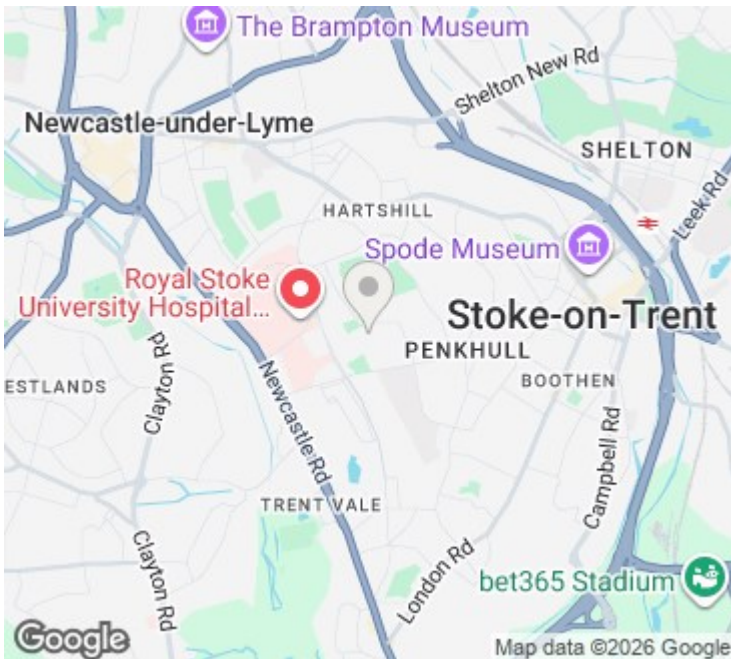
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

Floorplans



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.
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Area Map



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

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

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

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