



STEPHENSON BROWNE

Tilson Avenue, Penkhull, Stoke-on-trent

ST4 7JZ



Offers In Excess Of £295,000

DESCRIPTION

In the sought-after area of Penkhull, on the tranquil Tilson Avenue, this delightful semi-detached house presents an ideal family home. Situated at the end of a peaceful cul-de-sac, the property benefits from off-road parking for up to three vehicles, providing excellent convenience for residents and guests alike.

Entering through the open porch, you are welcomed into the entrance hall, where a useful W.C. is conveniently positioned beneath the stairs. To the right is the separate living room, featuring a charming bay window which fills the room with natural light and creates a comfortable space for relaxing or spending time with family.

At the rear of the property lies the heart of the home, a spacious open-plan kitchen, dining and living area, thoughtfully designed for modern family life and entertaining. This impressive space provides plenty of room for both everyday living and hosting guests, with French doors opening directly onto the lovely rear garden and creating a seamless connection between the indoor and outdoor spaces. A cosy log burner adds warmth, character and a welcoming focal point to the room.

Upstairs, the property offers three well-proportioned bedrooms. Two spacious double bedrooms provide



ample space for furnishings, while the good-sized single bedroom, currently accommodating a bunk bed, would make an ideal children's room or guest bedroom. A large family bathroom completes the first floor.

The rear garden is a particular highlight, featuring a combination of lawn, paved areas and raised wooden decking. This versatile outdoor space is ideal for entertaining, relaxing in the sunshine or enjoying family time. The garden is also not overlooked, offering a wonderful sense of privacy and tranquillity.

This fabulous Penkhull home offers a superb blend of space, comfort and modern family living, with the open-plan rear living space providing a fantastic hub for the home.



ROOM DESCRIPTIONS

Ground Floor

Porch

Entrance Hall

13'6" x 7'3"

W.C.

5'1" x 2'8"

Living Room

13'1" x 10'10"

Kitchen (Open Plan)

12'5" x 10'9"

Living/Dining Space

14'3" x 18'4"

First Floor

Landing

8'0" x 7'4"

Bedroom One

13'3" x 10'10"

Bedroom Two

12'7" x 10'10"

Bedroom Three

7'3" x 6'11"

Bathroom

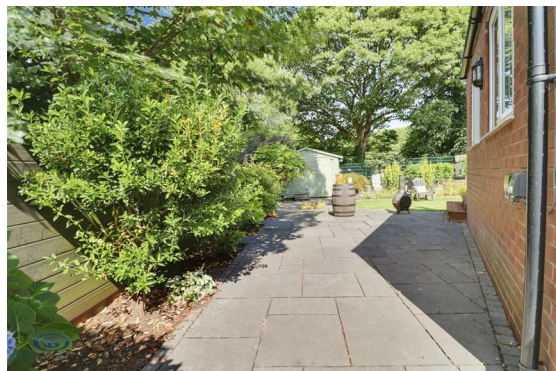
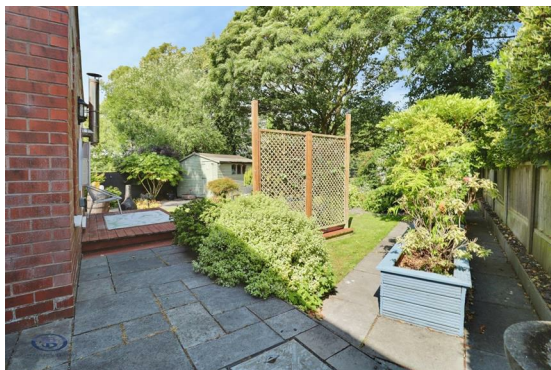
7'3" x 8'1"

Stephenson Browne AML Disclosure

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Viewing

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

Floorplans

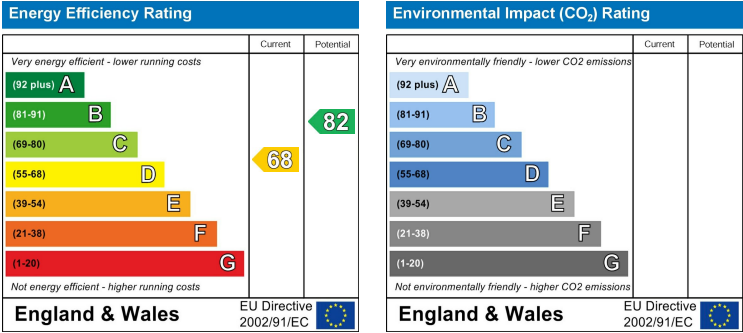


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



EPC Rating



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