



 2

Bedrooms

 1

Bathroom

 1

Reception

SAMUEL  
MAKEPEACE

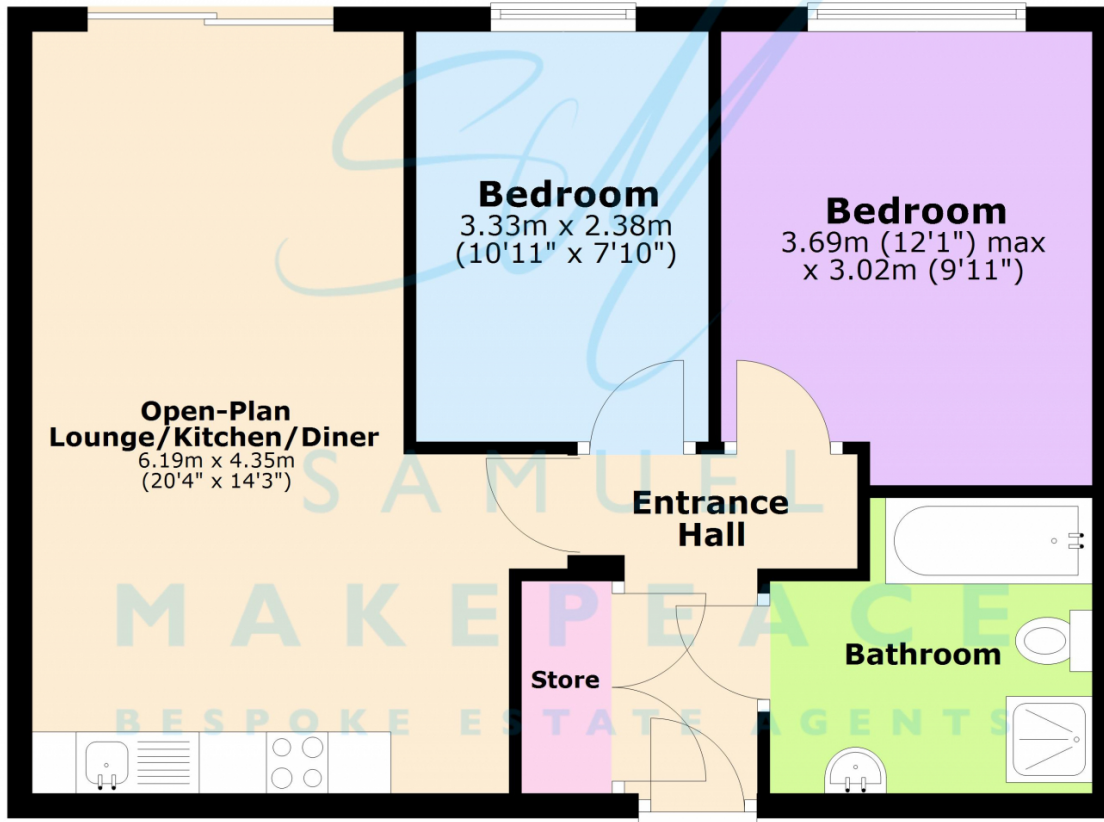


- Two Bedroom Ground Floor Apartment
- ALLOCATED PARKING
- OPEN PLAN LIVING AREAS
- FITTED MODERN KITCHEN
- DOUBLE BEDROOMS
- TILED BATHROOM WITH BATH & OVERHEAD SHOWER
- GREAR AREA WITH COMUTER LINKS NEARBY
- NO UPWARD CHAIN
- CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS



Welcome to Penstock Drive, Hartshill – where life really *flows* nicely – this beautifully presented two-bedroom ground floor apartment is set on a charming and sought-after estate, made unique by its striking kiln features that nod to the area’s pottery heritage and create a real sense of character throughout. The property benefits from one allocated parking space and the convenience of ground floor living, ideal for easy access. Step inside to an inviting entrance hall that leads to all rooms, complete with a handy storage cupboard housing space for a washing machine. The heart of the home is the bright and spacious open-plan lounge/dining/kitchen, offering a great amount of storage, ample room for dining and relaxing, and finished with sliding patio doors that flood the space with natural light. There are two generously sized bedrooms, both well proportioned, alongside a fantastic family bathroom featuring both a bathtub and a separate shower cubicle. Offered to the market with no onward chain, this lovely apartment is a smooth move from start to finish and not one to be missed. Contact Samuel Makepeace Bespoke Estate Agents Today to see it for yourself!

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Penstock Drive, Hartshill, Stoke-on-Trent,

Scan me for more info

