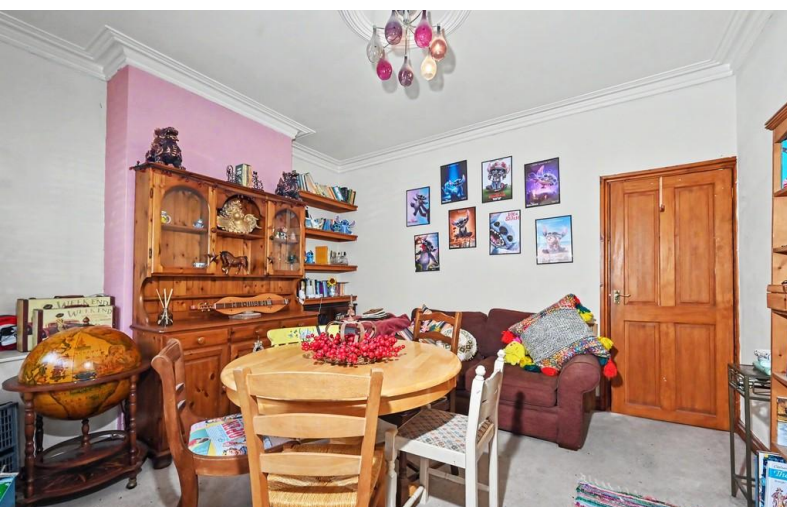


FOR SALE



Brighton Street, Penkhull, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Mid Terraced House

Offers In Excess Of £150,000



Brighton Street, Penkhull, Stoke-on-Trent

3 Bedrooms, 2 Bathroom

Offers In Excess Of £150,000

- Master bedroom with en-suite
- No onward chain, hassle-free purchase
- Three-bedroom terraced family home
- Two versatile reception rooms
- Good schools and education nearby



OVERVIEW This three-bedroom terraced house is for sale in Penkhull a sought after location close to local amenities and transport links. It offers two reception rooms, one kitchen and two bathrooms, providing a practical layout for day-to-day living.

The master double bedroom includes an en-suite bathroom and built-in wardrobes, adding convenient storage and privacy. There is a further bathroom in the property, with a bath supporting family and shared living arrangements. The remaining bedrooms offer additional sleeping or flexible space, suitable for families, first time buyers or investors looking for a rental opportunity.

Stoke-on-Trent benefits from a range of local shops, cafés and services, with several parks and green spaces located across the city for leisure and recreation. The wider area offers primary and secondary schools, as well as access to colleges and higher education within the city and nearby.

Public transport connections are available via Stoke-on-Trent railway station, which provides direct services to destinations such as Manchester, Birmingham and London. Typical journey times are around 45–60 minutes to Manchester and Birmingham, and approximately 90 minutes to London Euston. Local bus routes operate across the city, connecting residential areas with the city centre, retail parks and neighbouring districts.

The property is offered for sale with no onward chain, which may be of interest to buyers seeking a straightforward purchase process.

DINING ROOM 12' 10" x 12' 0" (3.91m x 3.66m) Enter via front door, window to the front elevation, radiator



LOUNGE 12' 10" x 11' 11" (3.91m x 3.63m) Window to the rear elevation, fireplace, radiator

KITCHEN 13' 1" x 6' 10" (3.99m x 2.08m) Two windows to the side elevation, wall and base units with worktops over, built in oven and hob, white sink, radiator

UTILITY ROOM 6' 10" x 5' 9" (2.08m x 1.75m) Window to the side elevation, window for washer, dryer and fridge freezer, rear door

BATHROOM 9' 3" x 6' 6" (2.82m x 1.98m) Window to the side elevation, corner bath, LLWC, pedestal wash hand basin, radiator

BEDROOM 9' 0" x 8' 8" (2.74m x 2.64m) Window to the front elevation, radiator

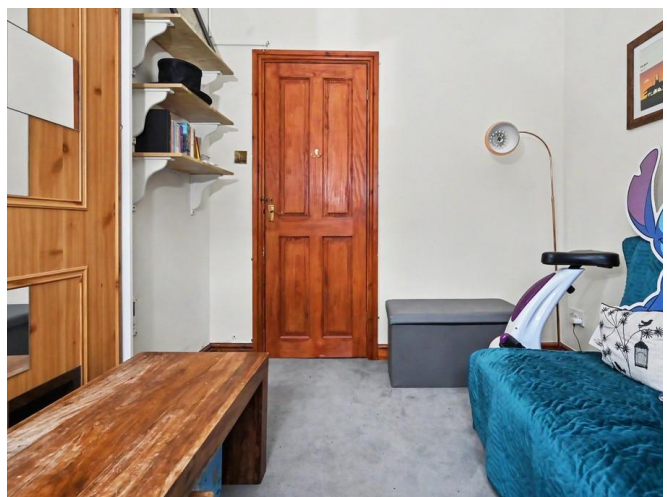
BEDROOM 12' 0" x 6' 7" (3.66m x 2.01m) Window to the front elevation, radiator

BEDROOM 12' 10" x 11' 11" (3.91m x 3.63m) Window

to the rear elevation, radiator

ENSUITE 12' 9" x 6' 10" (3.89m x 2.08m) Window to the side elevation, shower cubicle, LLWC, sink over built in vanity unit, heated towel rail

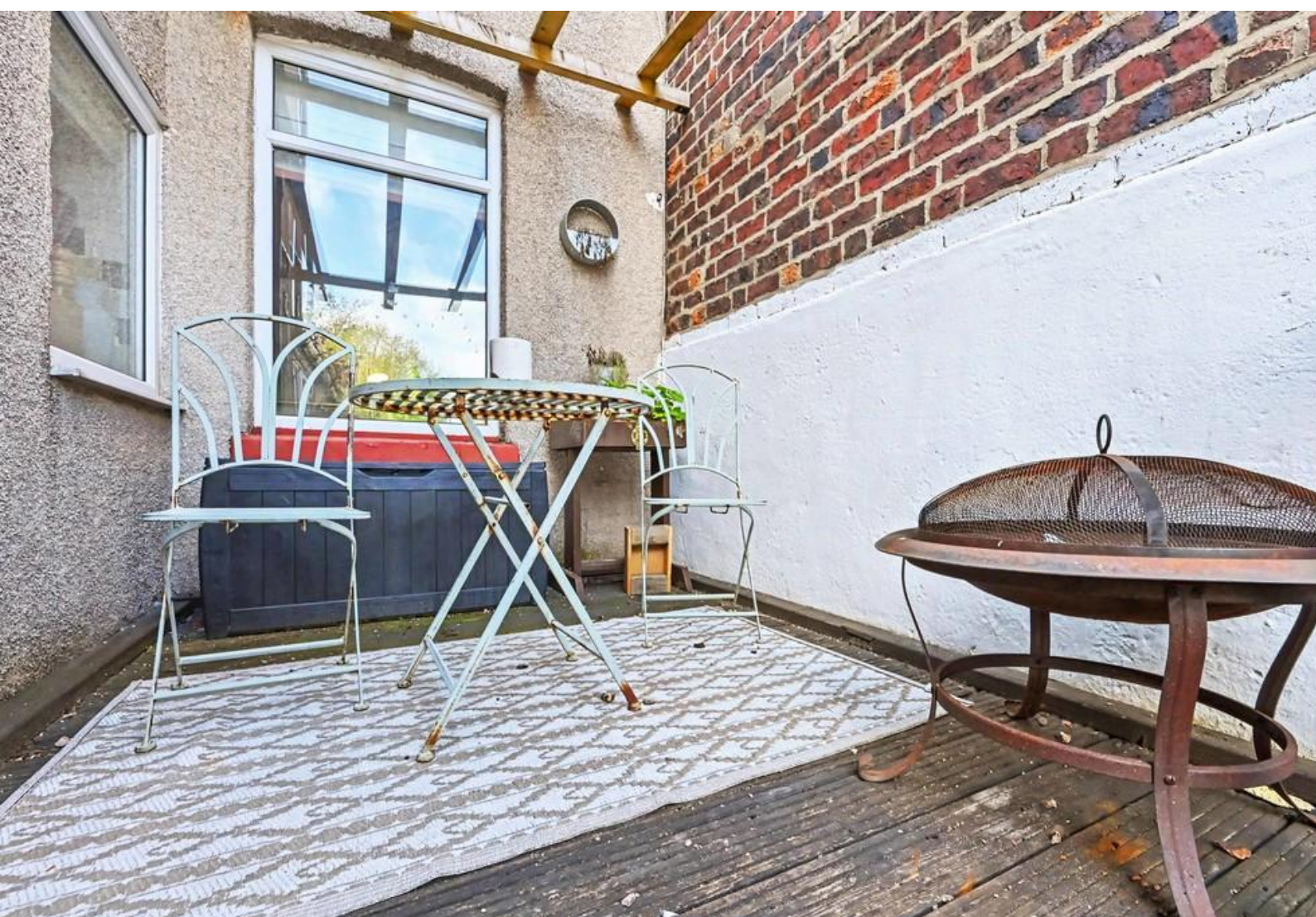
EXTERNAL Rear garden surrounded by fencing with gated rear access





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

