

**FOR SALE**



**Honeywall, Penkhull, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Town House**

**Guide Price £120,000**

  
**MARTIN&CO**



## Honeywall, Penkhull, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Guide Price £120,000

- FOR SALE BY AUCTION
- Three-bedroom town house
- Ideal renovation or investment project
- Nearby schools and hospital
- Short drive to Stoke station



**OVERVIEW** Welcome to this three bedroom terraced end townhouse, boasting a great location, BEING SOLD BY TRADITIONAL AUCTION with no chain. The property requires renovation and offers one reception room, one kitchen and one bathroom, providing a straightforward layout for refurbishment. It may appeal to investors looking for a project in an established residential area.

Penkhull offers a range of local amenities including everyday shops, pharmacies and cafés, with further facilities available in nearby Stoke town centre and Newcastle-under-Lyme. The area includes access to nearby schools, making the location practical for those considering future letting to families or longer-term occupants.

For transport, Stoke-on-Trent railway station is accessible by a short drive or bus journey, providing services to destinations such as Manchester, Birmingham and London Euston. Typical journey times are around 45–60 minutes to Manchester, approximately 50–60 minutes to Birmingham and around 90 minutes to London Euston, making the wider region reachable for commuters or visitors. Road links via the A500 and A50 connect to the M6 for travel further afield.

Penkhull also benefits from green spaces in the wider area, with parks and open areas within a short drive offering opportunities for walking and recreation. Overall, this town house presents a renovation opportunity in a location with access to local amenities, schools and public transport, and is offered to the market for sale by auction with investor interest in mind.

ENTRANCE HALL 6' 7" x 5' 2" (2.02m x 1.58m)



Entered via a UPVC front door, stairs to first floor.

**LOUNGE** 15' 2" x 12' 5" (4.63m x 3.80m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

**KITCHEN** 12' 5" x 9' 0" (3.80m x 2.76m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the rear elevation, UPVC door giving access to the rear garden, built in storage cupboards, wood effect laminate flooring, radiator.

**BEDROOM** 14' 7" x 8' 6" (4.47m x 2.60m) Double glazed window to the rear elevation, wood effect laminate flooring, radiator

**BEDROOM** 10' 7" x 7' 8" (3.25m x 2.36m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

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**BATHROOM** 7' 7" x 5' 6" (2.32m x 1.69m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, fully tiled walls, two double glazed windows to the rear elevation, radiator.

**EXTERNAL** The property benefits from off road parking to the front with steps leading up to the front door. Access to the side of the property leads round to a low maintenance rear garden.

**AUCTION** Three-bed town house for sale in Penkhull. Live stream auction 15th July. Bidding will be available by either online bidding, telephone or proxy. If you wish to bid, please register on line via the Auction Hammer website [auctionhammermidlands.co.uk](http://auctionhammermidlands.co.uk) using the Register to Bid tab. A two bedroom mid terraced house in Tunstall. Call 01782 262880 to view.



AGENCY COMMENTS Please note this property does have Red Ash.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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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 part 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.