



James Street,  
Penkhull



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Excess of £250,000

A simply stunning Victorian semi detached property, providing high quality accommodation throughout. The property is located in the popular area of Penkull, close to an array of local amenities. Viewing is highly recommended to appreciate the quality of accommodation on offer.





#### ENTRANCE HALL

Tiled floor, radiator, door leading to storage / home office area, stairs leading to the first floor

#### LOUNGE

3.95m x 3.95m (13' 0" x 13' 0") Bay window to the front elevation, wooden floor, radiator, fire and surround, double doors leading to Dining room.

#### DINING ROOM

3.20m x 3.51m (10' 6" x 11' 6") Windows to the rear and side elevation, wooden flooring, radiator.

#### KITCHEN

2.78m x 3.54m (9' 1" x 11' 7") Tiled floor, window to the side elevation. Fitted with a range of wall, base and drawer storage units. Archway leading to the utility

#### UTILITY

Tiled floor, door leading to the rear garden

#### W.C

Tiled floor, fitted with a white w.c and wash hand basin

#### CELLAR

5.06m x 1.71m (16' 7" x 5' 7") Stairs leading down to a useful storage / home office with electric sockets and lighting. Carpeted.

#### FIRST FLOOR

##### BEDROOM ONE

3.82m x 3.95m (12' 6" x 13' 0") Two windows to the front elevation, carpeted, radiator, door leading to walk in dressing room, and door leading to en-suite

##### EN SUITE SHOWER ROOM

Window to the side elevation, tiled floor and part tiled walls. Fitted with a white suite comprising w.c wash hand basin and separate shower cubicle.

##### BEDROOM TWO

3.20m x 3.51m (10' 6" x 11' 6") Window to the side elevation, carpeted, radiator

##### BEDROOM THREE

1.74m x 3.54m (5' 9" x 11' 7") Window to rear elevation, carpeted, radiator

##### BATHROOM

1.74m x 3.54m (5' 9" x 11' 7") Fully tiled walls and floor, ladder style towel radiator, window to the side elevation, fitted with a white suite comprising of w.c, wash hand basin, bath with shower mixer tap and separate shower cubicle.

#### SECOND FLOOR

##### BEDROOM FOUR

4.50m x 2.45m (14' 9" x 8' 0") Window to the side elevation and velux window, carpeted, radiator.

#### EXTERIOR

To the front of the property there is a long paved driveway which opens up to a private garden area. The garden has a decked area, and a raised lawn with shrub boarders.





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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