



Trent Valley Road,  
Penkhull



**OneAgency**

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# £200,000

A recently improved two bedroom semi-detached house in the popular village location of Penkhull. The property benefits from front and rear gardens, garage and modern accommodation throughout. The property is located close to Royal Stoke Hospital, amenities and commuter links. An ideal first time buyers property! Viewing is highly advised. No Chain!



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## Ground Floor

### Hallway

4.30m x 1.92m (14' 1" x 6' 4") UPVC front door, radiator and vinyl flooring.

### Lounge/Diner

8.16m x 3.61m (26' 9" x 11' 10") A double glazed window, french doors to the garden, fireplace, radiator and carpet flooring.

### Kitchen

3.67m x 2.36m (12' 0" x 7' 9") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, plumbing for a washing machine, integral dishwasher, storage cupboard, door to the side, double glazed window and vinyl flooring.

## First Floor

### Bedroom One

4.71m x 2.76m (15' 5" x 9' 1") A double glazed window, radiator and carpet flooring.

## Bedroom Two

3.08m x 2.49m (10' 1" x 8' 2") A double glazed window, radiator and carpet flooring.

## Bathroom

2.35m x 1.54m (7' 9" x 5' 1") A bath with overhead shower unit, vanity hand wash basin, low level W/C, towel radiator, double glazed window and vinyl flooring.

## External

Front - A paved driveway for off road parking and lawned garden.

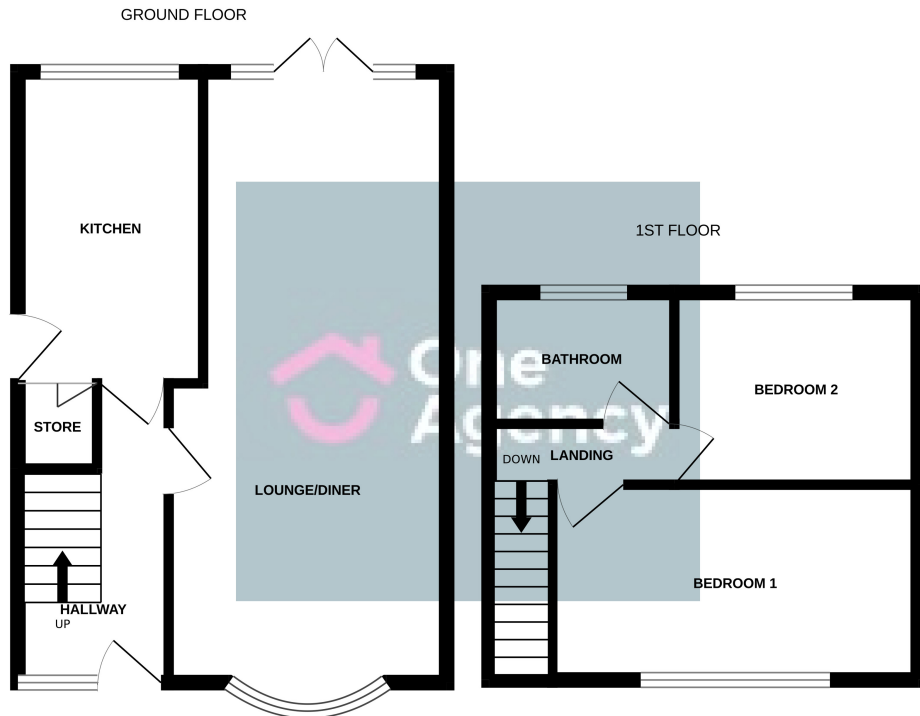
Rear - A paved patio area and lawned garden.

## Garage

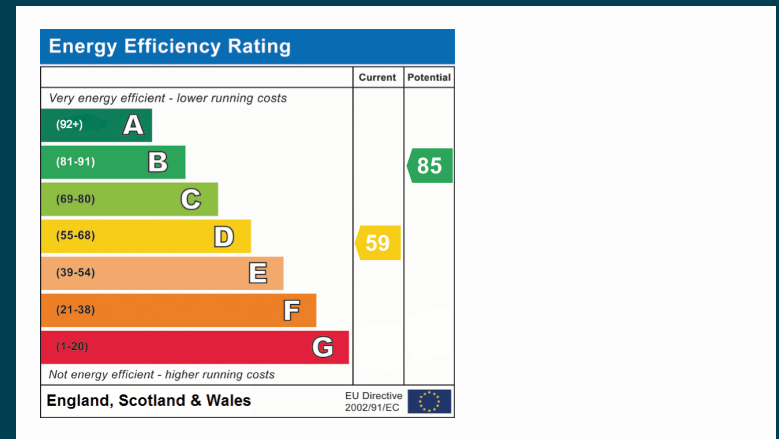
Brick built and an up and over door.

## AGENTS NOTES

The council tax band is C. The local authority is Stoke-on-Trent.



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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