



**5 Pennyfields Avenue**  
Westport , ST6 4SD

- DETACHED RESIDENCE
- POPULAR LOCATION
- EASY ACCESS TO THE A500/A34
- HALL, LOUNGE, DINING ROOM
- CLOAKS/W.C
- FOUR BEDROOMS
- ENSUITE & BATHROOM
- UPVC D/G GCH

**Offers In Excess Of £285,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a detached residence within this well regarded popular location set close to Westport Lake and within a quiet cul de sac with easy access to the A500/A34 & the rail network. The house is set within gardens and an integral garage comprising, hallway, lounge, kitchen, dining room, cloaks/w.c, four bedrooms, ensuite and a family bathroom. UPVC double glazing & gas central heating. Viewing is essential without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST6 4SD turn in to the road and the property can be found on the left hand side.

### ENTRANCE PORCH

UPVC double glazed windows and entrance door. Door to;

### ENTRANCE HALL

Stair case to the first floor, radiator, tiled floor.







#### CLOAKS/W.C

Tiled floor, low level W.C, wash hand basin, radiator.

#### KITCHEN

10' 10" x 8' (3.3m x 2.44m) Comprising a fitted range of base and wall mounted units, integrated fridge freezer, dishwasher, concealed washing machine space, built in oven and hob, single drainer sink. Window to the front. A part glazed side external access door. Tiled floor.

#### DINING ROOM

11' 6" x 7' 11" (3.51m x 2.41m) With glazed patio doors to the rear garden, radiator, tiled floor.



#### LOUNGE

15' 2" x 11' 7" (4.62m x 3.53m) Two windows to the rear, radiator, tiled floor.

#### FIRST FLOOR LANDING

Access to the loft, cupboard with a gas fired combi boiler.

#### BEDROOM ONE

13' 5" x 11' 1" (4.09m x 3.38m) Window to the front, radiator.

#### ENSUITE

Window to the front, radiator, shower cubicle, low level W.C, wash hand basin.



#### BEDROOM TWO

13' x 8' (3.96m x 2.44m) Window to the rear, radiator, laminate flooring.

#### BEDROOM THREE

10' 8" x 8' 11" (3.25m x 2.72m) Window to the rear, radiator, laminate flooring.

#### BEDROOM FOUR

9' 1" x 8' 11" (2.77m x 2.72m) Window to the front, radiator, laminate flooring.



#### BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, radiator, window to the rear.

#### EXTERNALLY

A double width driveway for parking, a laid to lawn area, a paved pathway leads alongside the house.

#### REAR GARDEN

A landscaped garden with paved patio areas, astro turf areas, gravel borders. The garden attracts afternoon sun.



#### INTEGRAL GARAGE

An integral garage, up and over front door.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke on Trent City Council. Council Tax Band D

#### EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Floorplan



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43 Liverpool Road  
 Kidsgrove  
 Stoke-On-Trent  
 Staffordshire  
 ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements