



## 85 Smithyfield Road Norton, Stoke-On-Trent, ST6 8JT

SOLD WITH TENANT IN SITU - I've found you a golden ticket! And its not to the Chocolate factory, I have something even sweeter to entice those taste buds! A spacious semi detached property sold with no upward chain looking for a new owner. Boasting a large lounge, fitted kitchen/diner, utility room and W.C. Three fantastic sized bedrooms and a family bathroom. Externally, the property benefits from off road parking and a garage, a fully enclosed lawned rear garden. Located in the popular area of Norton, close to local amenities and schooling, this property is the sweet delight you have been looking for. Don't delay, call and book your viewing today.

**£125,000**

# 85 Smithyfield Road

Norton, Stoke-On-Trent, ST6 8JT



- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN & UTILITY ROOM
- OFF ROAD PARKING & GARAGE
- SOLD WITH TENANT IN SITU
- SOLD WITH NO UPWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- LAWNED REAR GARDEN WITH PAVED PATIO AREA
- LARGE LOUNGE
- FAMILY BATHROOM PLUS DOWNSTAIRS W.C
- CLOSE TO LOCAL AMENITIES

## GROUND FLOOR

### Entrance Porch

4'1" x 3'6" (1.26 x 1.07)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front and side. Tiled flooring.

### Entrance Hall

5'10" x 3'1" (1.79 x 0.96)

A access door leads from the front aspect. Stairs lead to the first floor. Radiator.

### Lounge

19'6" x 10'5" (5.96 x 3.20)

A double glazed window overlooks the front aspect coupled with patio doors leading out to the rear garden. Fireplace housing gas fire. Laminate flooring and radiator.

### Kitchen

11'7" x 11'6" (3.55 x 3.51)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas. Space and plumbing for washing machine and fridge/freezer. Under stairs storage cupboard and radiator.

### Utility Room

8'5" x 7'4" (2.59 x 2.26)

A double glazed window overlooks the front aspect coupled with an access door to the side. Work surface areas and base storage units, space for freestanding gas cooker. Radiator.

### Cloakroom

3'6" x 2'11" (1.09 x 0.91)

A double glazed window overlooks the side aspect. Low level W.C.

## FIRST FLOOR

### First Floor Landing

10'3" x 2'5" (3.14 x 0.75)

Loft access hatch. Airing cupboard housing central heating boiler.

### Bedroom One

10'8" x 8'2" (3.26 x 2.51)

A double glazed window overlooks the front aspect. Fitted wardrobes. Radiator.

### Bedroom Two

11'6" x 10'9" (3.53 x 3.29)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

10'2" x 6'2" (3.12 x 1.90)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator.

### Bathroom

8'6" x 8'3" (2.61 x 2.52)

A double glazed window overlooks the side aspect. Fitted with a suite comprising corner bath with separate shower unit, low level W.C and wash hand basin. Radiator.

## EXTERIOR

To the front there is a paved driveway leading to the garage. To the rear the garden has a paved patio seating area and laid to lawn, enclosed by panelled fencing.

### Garage

15'8" x 12'0" (4.79 x 3.67)

Up and over door to the front aspect with window to the side. Power and lighting.

## AGENTS NOTES

Please note this property is being sold with sitting tenant, please contact the office for further information and current rental per calendar month receiving.



# Floor Plan

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.

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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