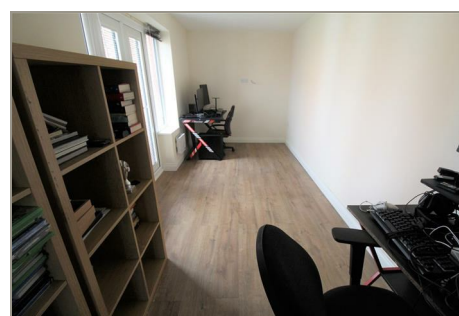




1 Great Row Grove

Norton Heights, Stoke-On-Trent, ST6 8FN

Ladies & Gents this is the moment you've been waiting for!! Its everything you ever want, its everything you ever need and its here right in front of you, this is GREAT Row Grove. A spacious detached property located on the popular Norton Heights estate. Internally, the property offers a good sized lounge, kitchen/diner, office, utility/WC, three bedrooms, en suite and family bathroom. Externally, there is a drive to the rear with garage and study room and a low maintenance enclosed garden. Be the star of the show as you become the lucky new home owner of this GREAT property. What are you waiting for!? Call now to arrange your viewing!

Offers in excess of £250,000

1 Great Row Grove

Norton Heights, Stoke-On-Trent, ST6 8FN



- SPACIOUS DETACHED PROPERTY
- OFFICE AND UTILITY/WC
- FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN!!!
- GOOD SIZED LOUNGE
- THREE BEDROOMS
- CONVERTED GARAGE/STORAGE ROOM
- KITCHEN/DINER
- MASTER WITH ENSUITE BATHROOM
- OFF ROAD PARKING AND ENCLOSED GARDEN

GROUND FLOOR

Entrance Hall

11'10" x 7'5" (3.63 x 2.27)
A composite door to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard.

Lounge

16'7" x 11'5" (5.07 x 3.48)
A UPVC window to the side aspect. Two radiators. Television and telephone point.

Kitchen/Diner

16'9" x 11'4" (5.11 x 3.46)
Two UPVC windows to the front aspect and a door to the side aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer, co ordinating work surface areas. Integrated appliances include gas hob and electric oven with cooker hood above, dishwasher and fridge/freezer. Cupboard housing combi boiler and two radiators.

Office

16'1" x 7'0" (4.92 x 2.15)
UPVC patio doors and windows to the side aspect. Two electric wall heaters.

Utility/ WC

6'9" x 5'4" (2.06 x 1.63)
A UPVC window to the side aspect. Fitted with a range of wall and base storage units, inset stainless steel sink and co ordinating work surface areas. Plumbing for a washing machine and space for a tumble dryer. Radiator.

FIRST FLOOR

Landing

11'8" x 11'8" (3.56 x 3.56)
UPVC windows to the side aspect. Stairs from the ground floor and radiator.

Bedroom One

16'7" x 11'4" (5.07 x 3.47)
A UPVC window to the front aspect and a UPBV window to the rear aspect. Fitted wardrobes and two radiators.

En Suite

8'2" x 7'6" (2.49 x 2.29)
A UPVC window to the front aspect. Fitted with a suite comprising double shower cubicle, vanity wash hand basin and low level W.C. Extractor fan and radiator. Door to storage cupboard.

Bedroom Two

12'0" x 11'4" (3.68 x 3.46)
UPVC windows to the side aspect. Radiator.

Bedroom Three

7'6" x 6'10" (2.31 x 2.10)
A UPVC window to the side aspect. Radiator and loft hatch access.

Bathroom

6'11" x 5'5" (2.13 x 1.67)
A UPVC window to the front aspect. Fitted with a suite comprising bath with mixer tap, wash hand basin and low level W.C. Partly tiled walls and extractor fan. Radiator.

EXTERIOR

To the rear of the property

there is a tarmacadam drive, gated access to the rear garden which comprises artificial lawn and paved patio area.

Garage

8'11" x 8'10" (2.74 x 2.70)
Double doors to the front aspect. Power and light. Ladders leading to 1st floor.

Study Room

8'7" x 8'4" (2.63 x 2.55)
A UPVC door to the side aspect. Light and power.

Council Tax Band

Council Tax Band- D.

Seek guidance upon completion.



Floor Plan



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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

