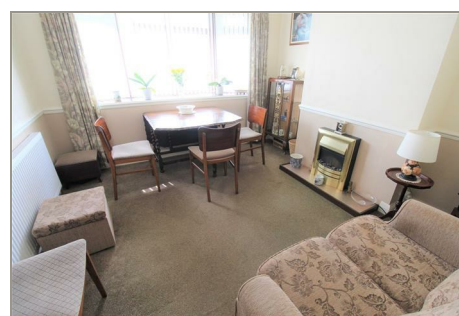




21 Spragg House Lane

Norton, Stoke-On-Trent, ST6 8DU

Get ready! Place your bets! The race is about to start..... and there off!!! Storming through from the back is Spragg House Lane , surely its now the favourite to win!!! It's a dead cert that you will feel like a winner if you manage to bag yourself this spacious semi detached house in the popular area of Norton. Boasting a lounge, dining room, kitchen, three fantastic bedrooms and a bathroom. Externally the property benefits from a block paved driveway to the front with a lawn and a low maintenance enclosed rear garden with a large detached garage. They are approaching the finish line and the clear winner is Spragg House Lane, sold with no upward chain, its not a bet of chance its a no brainer! Call to book your viewing today.

Offers in excess of £160,000

21 Spragg House Lane

Norton, Stoke-On-Trent, ST6 8DU



- SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- POPULAR LOCATION!
- TWO RECEPTION ROOMS
- MODERN BATHROOM SUITE
- LARGE DETACHED GARAGE
- FITTED KITCHEN
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

11'2" x 5'9" (3.41 x 1.76)

A UPVC door to the front aspect and double glazed window to the front aspect. Radiator and telephone line. Door to under stair storage cupboard and tiled flooring. Stairs to the first floor.

Lounge

11'8" x 10'7" (3.58 x 3.25)

A double glazed window to the rear aspect. Electric fireplace and radiator. Television point.

Dining Room

11'7" x 10'7" (3.55 x 3.25)

A double glazed window to the front aspect. Electric fireplace and radiator.

Kitchen

14'0" x 5'8" (4.28 x 1.74)

Double glazed windows to the side and rear aspects, UPVC door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas and

partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above, fridge. Radiator and tiled flooring.

FIRST FLOOR

Landing

6'8" x 5'9" (2.04 x 1.76)

A double glazed window to the side aspect. Loft hatch access and stairs from the ground floor.

Bedroom One

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

A double glazed window to the rear aspect. Radiator.

Bedroom Two

11'7" x 10'7" (3.54 x 3.25)

A double glazed window to the front aspect. Radiator.

Bedroom Three

8'5" x 5'9" (2.57 x 1.76)

A double glazed window to the rear aspect. Radiator.

Bathroom

7'9" x 5'6" (2.38 x 1.70)

A double glazed window to the front aspect. Fitted with a suite comprising double shower cubicle with waterfall head, vanity wash hand basin and low level WC. Vertical towel rail, tiled walls and tiled flooring. Combi boiler.

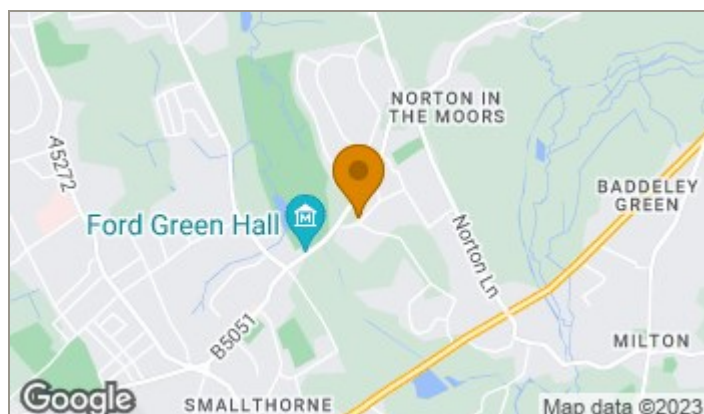
EXTERIOR

The front of the property offers ample off road parking and lawn. The rear is fully enclosed with a lawn, patio area and pear and apple trees. Storage shed.

Garage

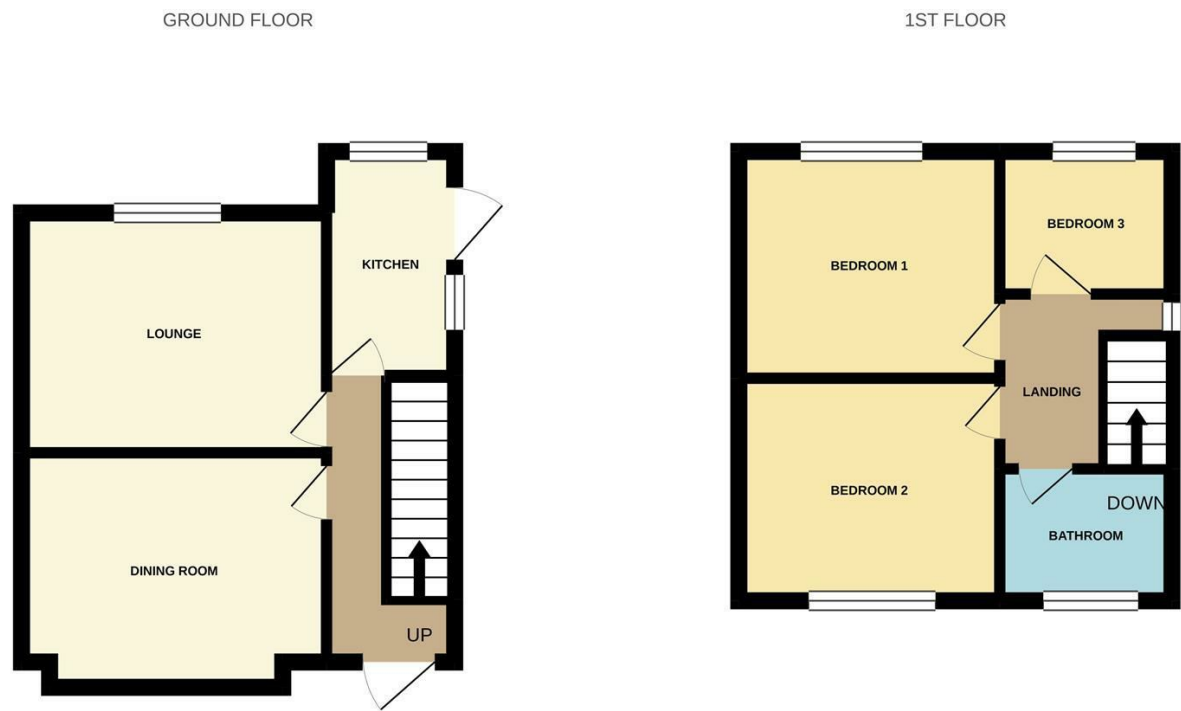
35'0" x 9'4" (10.69 x 2.87)

An up and over door to the front aspect, two windows to the side aspect. Power and light.





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.
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