



89 Burtree Drive

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

Reach new HEIGHTS, with this stunning three storey town house on the popular Norton HEIGHTS estate. Beautifully presented throughout this deceivingly spacious property is the perfect family home. WOW, is the only words you will have on your lips as you walk around this immaculate home, boasting a spacious lounge/diner with double doors leading into the conservatory complete with log burner, modern fitted kitchen, downstairs W.C, three double bedrooms, contemporary bathroom and En-suite to the master bedroom. Externally the rear garden is low maintenance and fully enclosed complete with bar area for them lazy days in the sun. The property also benefits from a separate garage and off road parking. So challenge yourself to face new heights and reach the limit, book a viewing today before its to late.

£199,950

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- STUNNING SPACIOUS TOWNHOUSE
- CONSERVATORY WITH LOG BURNER
- FAMILY BATHROOM PLUS ENSUITE
- EARLY VIEWING A MUST
- MODERN FITTED KITCHEN
- DOWNSTAIRS W.C
- LANDSCAPED REAR GARDEN
- LOUNGE/DINER
- THREE DOUBLE BEDROOMS
- GARAGE & OFF ROAD PARKING

Ground Floor

Entrance Hall

The property has a double glazed entrance door to the front aspect. Radiator. Stairs leading to the first floor.

Cloakroom/W.C

6'3" x 3'1" (1.91 x 0.94)
A double glazed window overlooks the side aspect. Low level W.C and wash hand basin with tiled splash back. Radiator.

Kitchen

10'9" x 6'4" (3.30 x 1.95)
A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Work surface areas and part tiled walls. Integrated electric oven, gas hob and cooker hood above. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine.

Lounge/Diner

15'8" x 13'6" (4.79 x 4.13)
Double glazed patio doors lead into the conservatory. Large storage cupboard. Television point and two radiators.

Conservatory

10'5" x 8'4" (3.20 x 2.55)
A UPVC conservatory with double glazed windows to the side and rear aspect with glass roof. Double glazed patio doors take you out onto the rear garden. Fitted with a log burner.

First Floor

First Floor Landing

A double glazed window overlooks the side aspect. Radiator.

Bedroom Two

13'6" x 10'8" (4.13 x 3.27)
Two double glazed windows overlook the rear aspect. Radiator.

Bedroom Three

13'7" x 9'2" (4.16 x 2.80)
Two double glazed windows overlook the front aspect. Radiator.

Bathroom

6'6" x 6'5" (1.99 x 1.96)
Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls. Extractor fan and shaver point. Ladder style towel radiator.

Second Floor

Second Floor Landing

Double glazed Velux window. Large storage cupboard.

Bedroom One

15'5" x 10'3" (4.71 x 3.14)
A double glazed window overlooks the front aspect. Fitted wardrobe. Television point and radiator.

En-Suite

5'6" x 5'4" (1.69 x 1.63)
A double glazed Velux window to the rear aspect. Fitted with a shower unit, low level W.C and wash hand basin. Ladder style towel radiator. Extractor fan and shaver point.

Exterior

To the front there are paved steps leading to the entrance door. To the rear the garden is low maintenance, steps leading down from the property lead to the paved patio areas and inset gravel. Shrub and flower borders. Wooden built outside bar area. Fully enclosed by panelled fencing and side access gate.

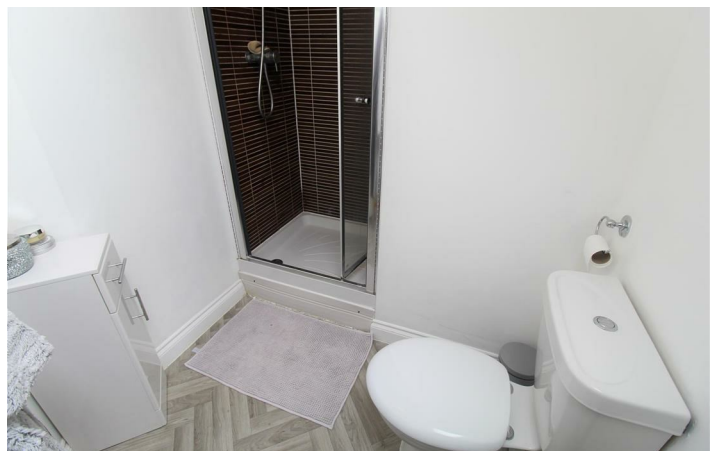
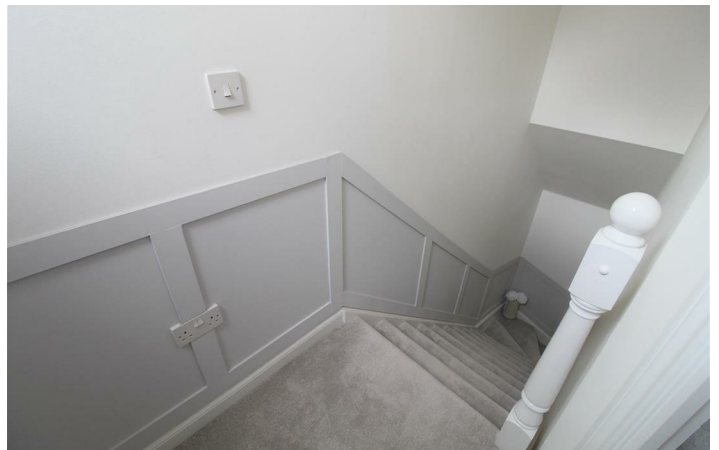
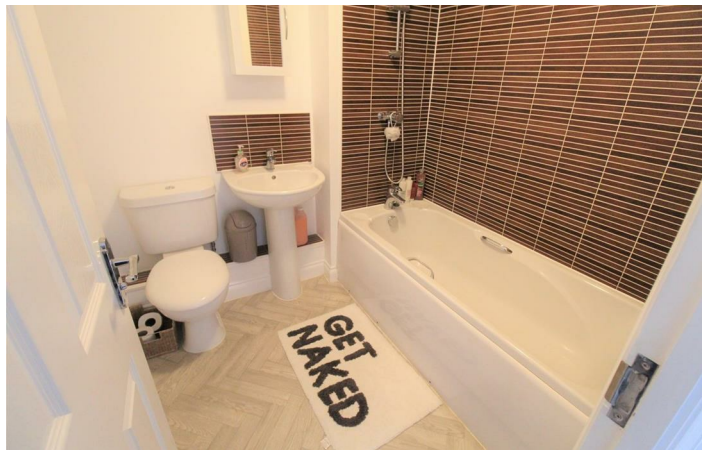
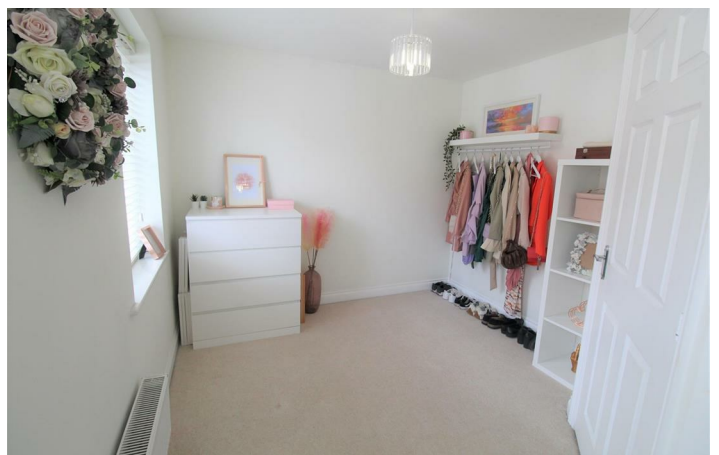
Garage

Separate garage with up and over door. Allocated parking space in front of garage.

Council Tax Band

Council Tax Band C

Purchaser should seek confirmation prior to 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.
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