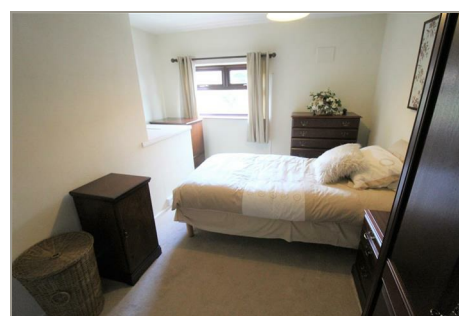




101 Mallorie Road

Norton, Stoke-On-Trent, ST6 8ER

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 and well presented semi detached property on Mallorie Road. Boasting a lounge, modern 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 detached garage and to the rear the garden is fully enclosed and low maintenance with mature trees and shrubbery. Located in the popular area of Norton, close to local amenities and schooling, this property is the sweet delight you have been looking for. Also sold with no upward chain! Don't delay, call and book your viewing today.

Offers in the region of £114,950

101 Mallorie Road

Norton, Stoke-On-Trent, ST6 8ER



- SEMI DETACHED PROPERTY
- UTILITY AND CLOAKROOM
- DETACHED GARAGE
- NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- THREE GOOD SIZED BEDROOMS
- REAR GARDEN AND OFF ROAD PARKING
- FITTED KITCHEN
- BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

6'1" x 3'1" (1.86 x 0.96)

A double glazed entrance door leads to the front aspect. Stairs to the first floor.

Cloakroom

3'11" x 2'11" (1.20 x 0.90)

A double glazed window overlooks the side aspect. Low level W.C and tiled flooring. Wall mounted central heating boiler.

Lounge

19'5" x 10'3" (5.94 x 3.14)

A double glazed window overlooks the front aspect with double glazed patio doors leading out to the rear aspect. Fireplace housing gas fire. Television and telephone points. Radiator.

Kitchen/Diner

11'5" x 11'1" (3.49 x 3.39)

Two double glazed windows overlook the side and rear aspect. Fitted with a range of wall and base storage units with inset

Asterite sink unit with side drainer.

Coordinating work surface areas and fully tiled walls. Free standing gas cooker and

hob. Plumbing for washing machine.

Under stairs storage cupboard. Radiator.

Space for table and chairs.

Utility Room

8'1" x 7'9" (2.48 x 2.37)

A double glazed window overlooks the front aspect. Space for fridge/freezer.

Tiled flooring and upvc door to the side aspect. Radiator.

FIRST FLOOR

First Floor Landing

10'3" x 7'6" (3.14 x 2.31)

Door to airing cupboard and loft access hatch.

Bedroom One

13'2" x 11'6" (4.02 x 3.51)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'3" x 8'0" (3.14 x 2.46)

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

Bedroom Three

10'4" x 8'5" (3.15 x 2.59)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'3" x 5'8" (2.52 x 1.74)

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

Fully tiled walls and radiator.

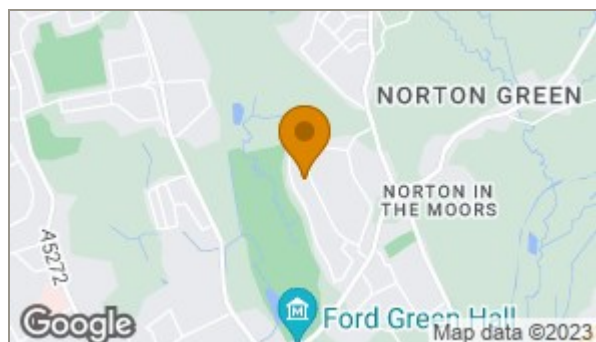
EXTERIOR

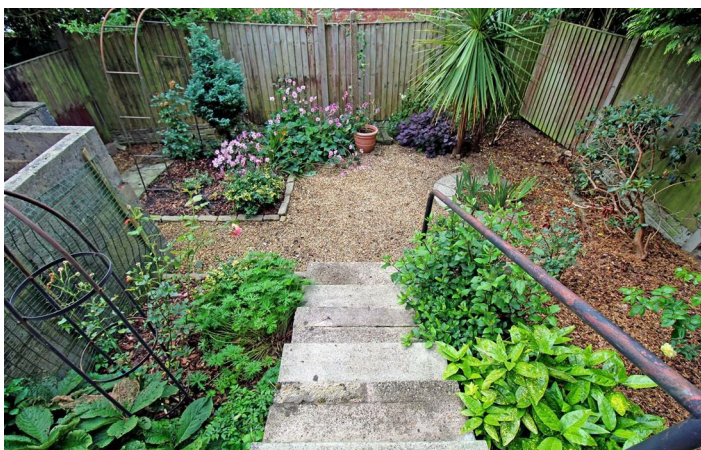
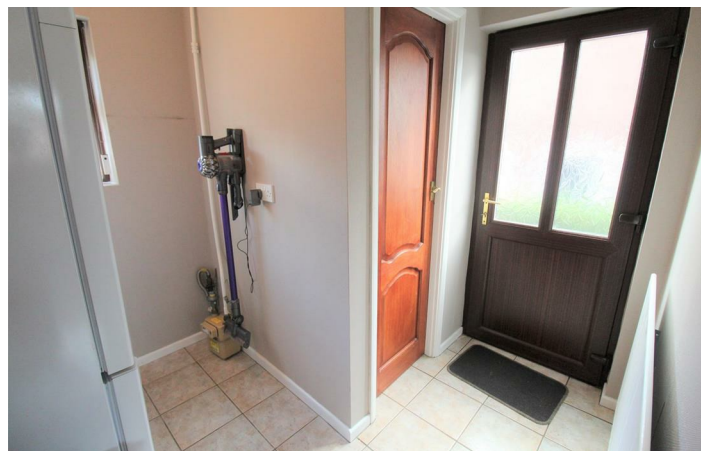
To the front there is a paved driveway leading down the side of the property and mature trees and shrubbery. To the rear there is a paved patio area with steps leading down to a gravelled area with flower bed borders and shrubbery.

Garage

16'6" x 8'2" (5.05 x 2.49)

Double doors to the front and a window to the side.

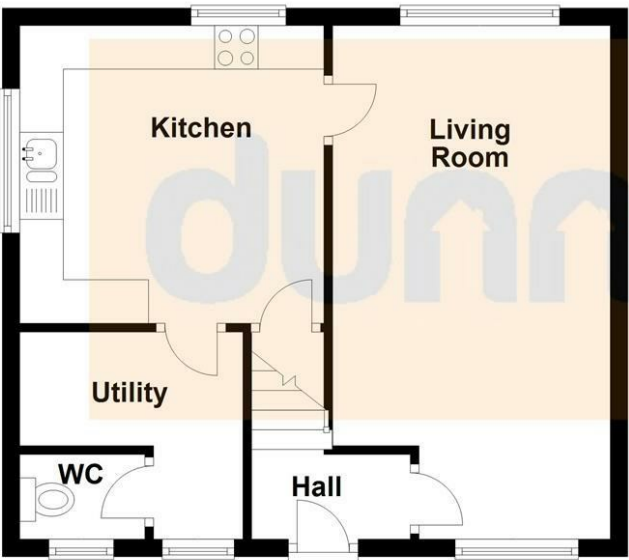




Floor Plan

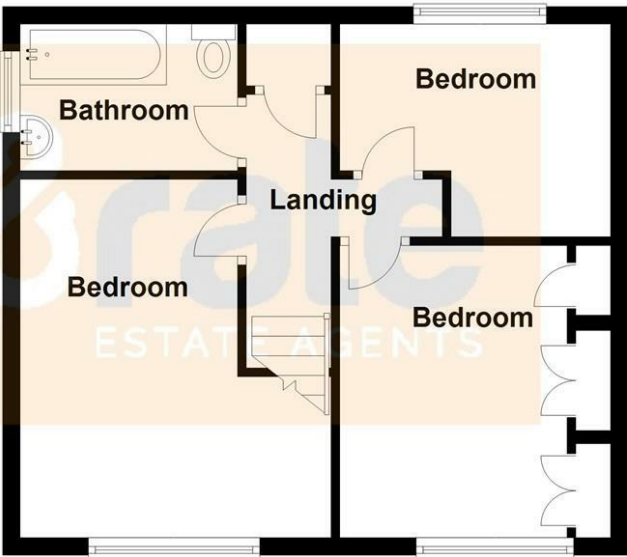
Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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.

