



13 Selworthy Road

Norton Green, Stoke-On-Trent, ST6 8PL

Know your WORTH! And never settle for less than you deserve! No need to settle here, I have the perfect, spacious detached bungalow for you on SelWORTHY Road in the delightful area of Norton Green. Beautifully maintained throughout the accommodation on offer comprises a lounge, modern fitted kitchen/diner, utility room, three bedrooms, family bathroom and cloakroom. Externally, the property benefits from ample off road parking and detached garage. To the rear the garden is fully enclosed and laid to lawn with an Indian stone patio seating area. Located in Norton Green close to local amenities, canal towpaths and commuter links to the main town centre! Now you know your WORTH come and book your viewing today on SelWORTHY Road.

£290,000

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- STUNNING DETACHED BUNGALOW
- UTILITY ROOM AND CLOAKROOM
- DETACHED GARAGE AND AMPLE OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- GOOD SIZED LOUNGE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN

Entrance Hall

16'10" x 10'2" (5.15 x 3.12)

A UPVC door to the side aspect.

Radiator and ceiling spot lights. Door to storage cupboard.

Lounge

14'8" x 12'0" (4.48 x 3.66)

Double glazed sliding doors to the rear aspect. Gas fireplace and radiator. Television point.

Kitchen/ Dining Room

19'7" x 11'10" (5.98 x 3.63)

Two double glazed windows to the side aspect and double glazed patio doors to the side aspect. Fitted with a range of wall and base storage units, coordinating work surface areas and partly tiled walls. Asterite sink and side drainer with mixer tap.

Integrated appliances include electric oven and grill and induction hob with cooker hood above. Space for a fridge/freezer. Radiator and cupboard housing combi boiler. Loft hatch access.

Utility Room

9'1" x 6'11" (2.79 x 2.11)

A UPVC door to the side aspect and double glazed window to the rear aspect. Storage units and co

ordinating work surface areas with a sterite sink and mixer tap. Plumbing for a washing machine and space for a tumble dryer. Radiator.

Cloakroom

4'7" x 3'2" (1.42 x 0.98)

A double glazed window to the rear aspect. Fitted with a suite comprising low level W.C. and wash hand basin. Radiator.

Bedroom One

13'3" x 12'0" (4.06 x 3.67)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

11'11" x 8'3" (3.64 x 2.52)

A double glazed window to the front aspect. Radiator.

Bedroom Three

11'1" x 6'10" (3.40 x 2.10)

A double glazed window to the front aspect. Radiator and ceiling spot lights.

Bathroom

7'0" x 5'10" (2.15 x 1.79)

A double glazed window to the side aspect. Fitted with a suite comprising p shaped bath and shower above, vanity wash hand basin and low level

W.C. Partly tiled walls and vertical towel rail. Ceiling spot lights.

EXTERIOR

To the front of the property there is a tarmacadam drive way leading to the side of the property. To the rear there is a raised lawned garden and indian stone patio area. There is a paved path leading around the property.

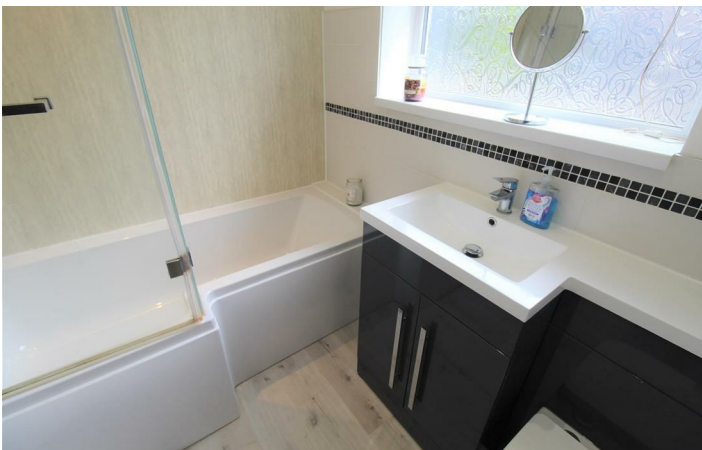
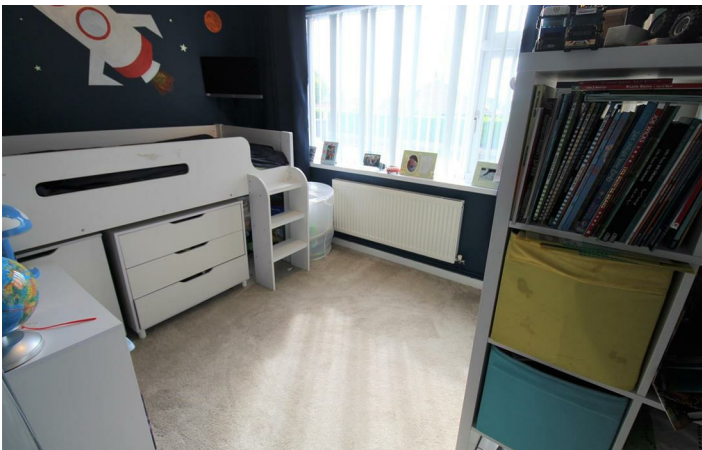
Garage

15'1" x 9'4" (4.60 x 2.85)

An electric up and over door to the front aspect. Double glazed window to the side aspect and a UPVC door to the side aspect. Light and power.

Council Tax Band

Council Tax Band- D.



Floor Plan

GROUND FLOOR



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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