



## 33 Tudor Rose Way

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

See a penny pick it up, all day long you will have good luck. Let me hand you a shiny penny in the form of Tudor Rose Way. The perfect first time buyer purchase, sold with no upward chain and move in ready, the accommodation on offer comprises a large lounge, fitted kitchen/diner, conservatory, downstairs cloakroom, three bedrooms and family bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden laid to lawn. Located on the popular Norton Heights development, close to local amenities, schooling and canal towpaths. Your luck is in, call today to book a viewing.

**Offers in excess of £190,000**

# 33 Tudor Rose Way

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- IMMACULATE SEMI DETACHED PROPERTY
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- POPULAR LOCATION
- MOVE IN READY AND SOLD WITH NO UPWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- LARGE LOUNGE & CONSERVATORY
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN LAID TO LAWN

## GROUND FLOOR

### Entrance Hall

9'0" x 2'11" (2.76 x 0.89)

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

### Cloakroom

4'10" x 2'7" (1.48 x 0.81)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and wash hand basin with tiled splashback. Radiator.

### Lounge

15'3" x 11'6" (4.67 x 3.53)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Radiator and television point.

### Kitchen/Diner

14'7" x 8'0" (4.46 x 2.46)

A double glazed window overlooks the rear aspect, coupled with double glazed sliding doors leading into the conservatory. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for fridge/freezer and

washing machine. Wall mounted central heating boiler. Tiled flooring and space for table and chairs. Under stairs storage cupboard and radiator.

### Conservatory

12'2" x 7'7" (3.73 x 2.33)

A UPVC conservatory with a double glazed window to the side and rear aspect coupled with double glazed patio doors leading out to the rear garden. Television point.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

12'2" x 8'2" (3.71 x 2.50)

A double glazed window overlooks the front aspect. Fitted wardrobe. Television point and radiator.

### Bedroom Two

10'3" x 8'2" (3.13 x 2.51)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator.

### Bedroom Three

9'6" x 6'2" (2.90 x 1.90)

A double glazed window overlooks the front aspect. Fitted storage cupboard and radiator.

### Bathroom

8'3" x 6'2" (2.52 x 1.88)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with separate shower unit, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan. Shavor point and radiator.

## EXTERIOR

To the front the property has a tarmacadam driveway with a paved pathway leading down the side of the property to the rear access gate. To the rear the garden is fully enclosed and laid to lawn with flower bed borders and a paved patio area. Fully enclosed with panelled fencing and a garden shed. Rear outside water tap.





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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