



57 Burtree Drive

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

It's all for you, if you really want it! It's all for you, if you say you need it! It's all for you, if you gotta have it! It's all for you if you make a move.....It's all for you! You will want it all over and over again once you clasp eyes on this immaculately spacious townhouse property on the ever so popular Norton Heights development. Sold with no upward chain and move in ready the property comprises a spacious lounge, modern fitted kitchen, conservatory, cloakroom, three double bedrooms, family bathroom and en-Suite to the master bedroom. Externally the property benefits from off road parking and a garage. The rear garden is fully enclosed with a lawned area with a paved patio seating area and raised decked area. Located on the popular Norton Heights development close to local amenities, schooling and canal towpaths. Why have a bit when I can give it you all! Call to book a viewing today.

£189,950

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- WELL MAINTAINED END TOWN HOUSE
- CLOAKROOM
- OFF ROAD PARKING AND GARAGE
- GOOD SIZED LOUNGE AND CONSERVATORY
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- FAMILY BATHROOM AND ENSUITE
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

11'10" x 3'5" (3.61 x 1.05)

A door to the front aspect. Radiator and stairs to the first floor.

Cloakroom

6'1" x 3'0" (1.87 x 0.92)

A double glazed window to the side aspect. Fitted with a suite comprising low level W.C and wash hand basin. Partly tiled walls and tiled flooring. Radiator.

Kitchen

10'11" x 6'5" (3.34 x 1.97)

A double glazed window to the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer and mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Cupboard housing boiler. Ceiling spotlights.

Lounge

15'7" x 13'9" (4.75 x 4.20)

Double glazed patio doors to the rear aspect and a double glazed window to the side aspect. Electric fireplace and two radiators. Television and telephone point. Laminate flooring

and door to under stair storage cupboard.

Conservatory

9'3" x 8'10" (2.84 x 2.70)

Double glazed patio doors to the side aspect and double glazed windows to the rear and side aspect. Two radiators, light and power.

FIRST FLOOR

Landing

12'2" x 6'9" (3.71 x 2.07)

A double glazed window to the side aspect. Stairs from the ground floor and to the second floor. Radiator.

Bedroom Two

13'7" x 10'8" (4.16 x 3.26)

Two double glazed windows to the rear aspect. Radiator.

Bedroom Three

13'5" x 9'2" (4.11 x 2.80)

Two double glazed windows to the front aspect. Radiator.

Bathroom

6'6" x 6'5" (1.99 x 1.96)

Fitted with a suite comprising bath with mixer tap and shower above. wash hand basin and low level W.C. Fully tiled walls and extractor fan. Shaver point and radiator. Tiled flooring.

SECOND FLOOR

Landing

6'0" x 5'4" (1.84 x 1.64)

A double glazed sky light to the rear aspect. Doors to storage cupboard housing water tank.

Bedroom One

14'11" x 13'5" (4.56 x 4.11)

A double glazed window to the front aspect. Radiator and loft hatch access.

En Suite

7'10" x 4'11" (2.41 x 1.51)

A double glazed sky light to the rear aspect. Fitted with a suite comprising shower, wash hand basin and low level W.C. Extractor fan and radiator. Shaver point and tiled flooring.

EXTERIOR

To the front of the property there are steps leading to the front door. To the rear there is an enclosed garden with a paved patio and small lawned area. decking and gate for side access.

Garage

Up and over door. PLEASE NOTE - The garage is a leasehold with 999 remaining as of 2008.

Council Tax Band

Council Tax Band- C.



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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