



54 Pinfold Avenue

Norton, Stoke-On-Trent, ST6 8EJ

Every home should be your safe haven, a place of comfort, a place to relax, as they do say home is where the heart is! Well my happy home hunters its time to give your whole heart to this immaculate and spacious semi detached property on Pinfold Avenue. The accommodation comprises a lounge, kitchen/diner, utility room, cloakroom, three bedrooms and family bathroom. Externally the property benefits from off road parking and a garage, the garden is laid to lawn with mature trees and shrubbery. Located in the popular area of Norton, close to local amenities, schooling and commuter links into the main town centre. Its time to let your heart do the talking and make this property your new safe haven! Call today to book a viewing.

£109,950

54 Pinfold Avenue

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- SPACIOUS SEMI DETACHED
- UTILITY ROOM & W.C
- SHARED DRIVEWAY & GARAGE
- NO UPWARD CHAIN
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN ENCLOSED
- LARGE KITCHEN/DINER
- BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

13'11" x 2'11" (4.26 x 0.90)

The property has a double glazed entrance door to the front aspect. A glazed window looks into the utility room. Stairs lead to the first floor.

Lounge

16'2" x 10'4" (4.93 x 3.17)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Wall lights and television point. Radiator.

Kitchen/Diner

11'5" x 11'3" (3.49 x 3.44)

One double glazed window overlooks the rear aspect and one double glazed window overlooks the side aspect. Fitted with a range of wall base and storage units with inset stainless steel sink unit and side drainer, coordinating work surface areas and partly tiled walls. Freestanding gas cooker, space for fridge/freezer and plumbing for washing machine. Radiator. Space for table and chairs.

Utility Room

8'5" x 7'10" (2.59 x 2.40)

A wooden access door leads out to the rear garden coupled with a double glazed window. Space for tumble dryer.

Cloakroom

4'5" x 2'9" (1.37 x 0.84)

A double glazed window overlooks the rear aspect. Low level W.C.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing central heating boiler.

Bedroom One

10'8" x 10'4" (3.27 x 3.17)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

13'9" x 11'6" (4.21 x 3.52)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

10'4" x 8'7" (3.17 x 2.63)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'8" x 5'5" (2.34 x 1.66)

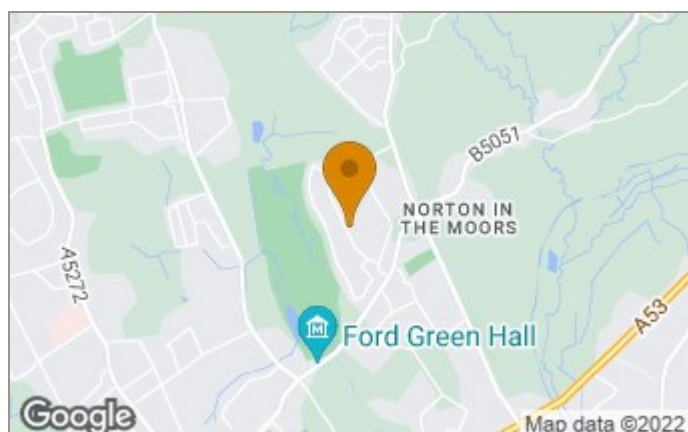
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

EXTERIOR

To the front the property has a gated paved pathway leading to the entrance door with built up flower beds. There is a shared driveway leading to the rear where the property has a detached garage. To the rear the property is laid to lawn, with paved pathways and patio area. Mature trees and shrubbery.

Garage

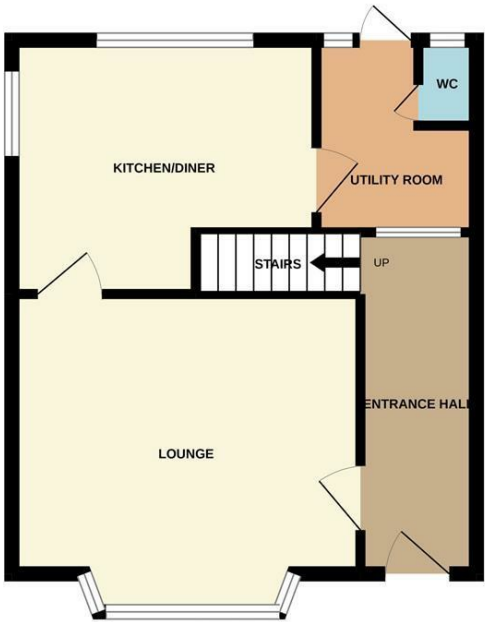
Detached garage with double doors.



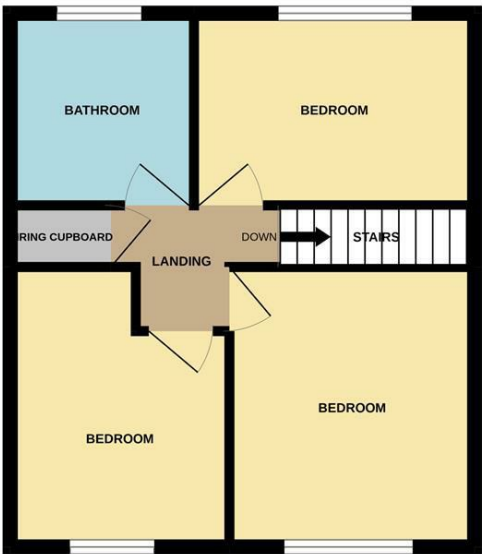


Floor Plan

GROUND FLOOR



1ST 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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