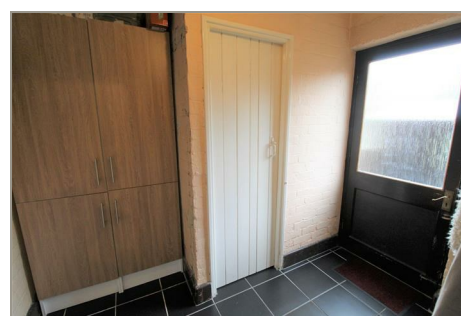




16 Yarnbrook Grove

Norton, Stoke-On-Trent, ST6 8EY

When it comes to life, we spin our own YARN, and where we end up is really, in fact, where we always intended to be! Well make this beautiful semi detached property on YARNbrook Grove your next destination. The spacious living accommodation comprises lounge, fitted kitchen/diner, utility room, three good sized bedrooms and family. Externally the property benefits from a corner plot which is laid to lawn with a paved patio seating area and hedge borders. Located in the popular area of Norton close to local amenities, semi rural walks and schooling. You have to spin a good YARN before you can weave a great dream. Make this semi detached your dream home and call today to book a viewing.

£114,950

16 Yarnbrook Grove

Norton, Stoke-On-Trent, ST6 8EY



- BEAUTIFUL SEMI DETACHED PROPERTY
- CLOAKROOM & UTILITY ROOM
- CORNER PLOT
- NO UPWARD CHAIN
- GOOD SIZED LOUNGE
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LARGE KITCHEN/ DINER
- FAMILY BATHROOM WITH BATH & SHOWER
- VIEWING IS A MUST!

GROUND FLOOR

Entrance Hall

14'0" x 2'11" (4.28 x 0.90)

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

Lounge

16'3" x 10'5" (4.96 x 3.19)

A double glazed aluminium window to the front aspect. Electric fireplace, wall lights, radiator, television point and telephone line.

Kitchen/ Diner

11'6" x 11'5" (3.53 x 3.48)

Double glazed aluminium windows to the rear and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Co ordinating work surface areas. Integrated appliances include electric oven and gas hob with cooker hood above. Space for a fridge/freezer and plumbing for a washing machine. Cupboard housing combi boiler. Tiled flooring and radiator.

Utility Room

8'3" x 7'8" (2.54 x 2.34)

A door to the rear aspect and double glazed aluminium window to the rear aspect. Tiled flooring.

Cloakroom

4'5" x 2'9" (1.36 x 0.85)

A double glazed aluminium window to the rear aspect. Low level W.C. and tiled flooring.

FIRST FLOOR

Landing

Stairs from the ground floor and loft hatch access.

Bedroom One

13'8" x 11'6" (4.19 x 3.53)

A double glazed aluminium window to the rear aspect. fitted wardrobes, television point and radiator.

Bedroom Two

10'10" x 10'5" (3.32 x 3.18)

A double glazed aluminium window to the front aspect. Radiator and laminate flooring.

Bedroom Three

10'4" x 8'7" (3.17 x 2.64)

A double glazed window to the front aspect. Radiator and television point.

Bathroom

11'5" x 5'6" (3.50 x 1.70)

A double glazed aluminium window to the rear aspect. Fitted with a suite comprising bath and shower cubicle, wash hand basin and low level W.C. Radiator and ceiling spotlights.

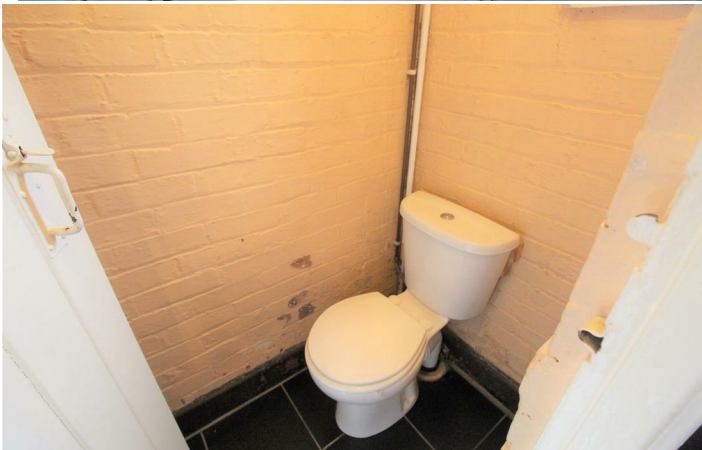
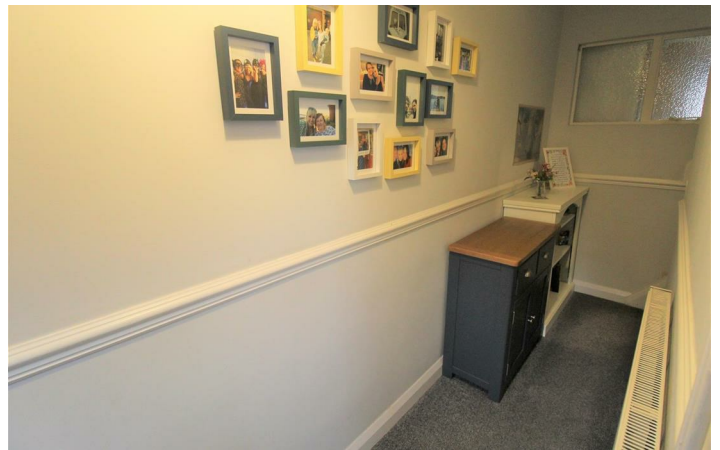
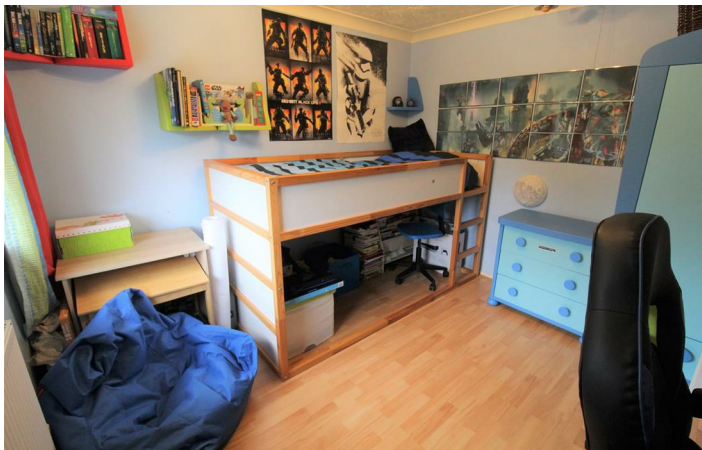
EXTERIOR

The front and side of the property is lawned and paved, there are mature shrubs providing privacy. The rear of the property is fully enclosed with a lawn, patio area and aluminium shed.

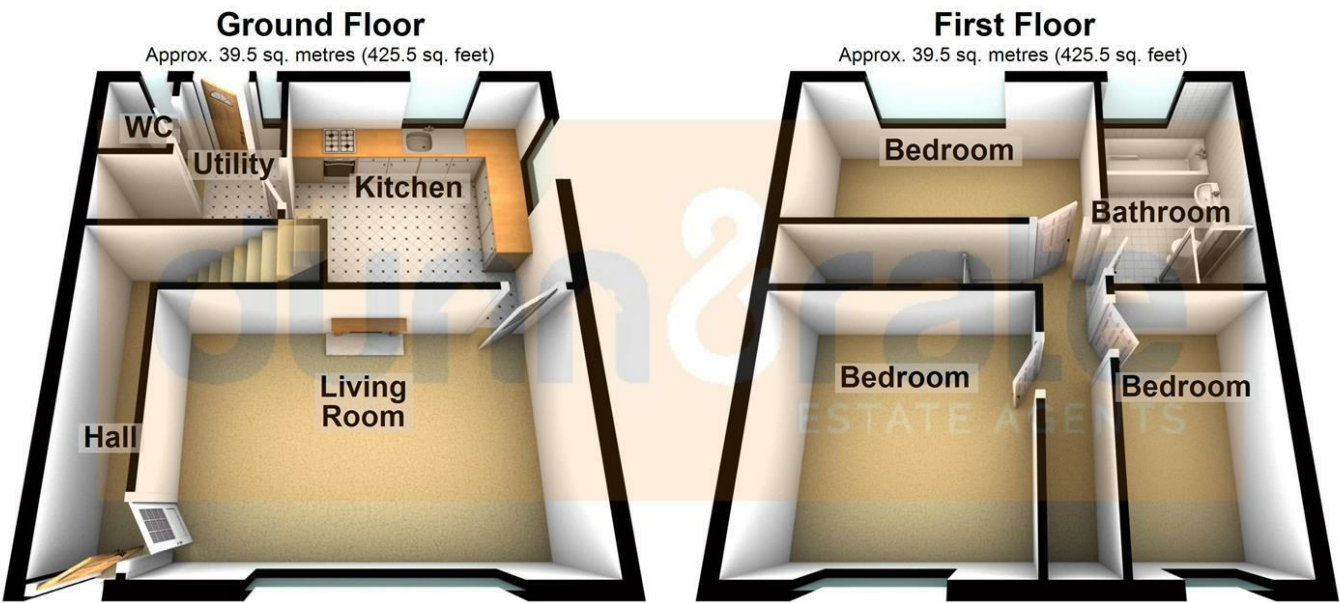
Council Tax Band

Council Tax Band A.

Purchaser should seek confirmation prior to completion



Floor Plan



Total area: approx. 79.1 sq. metres (851.0 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.

