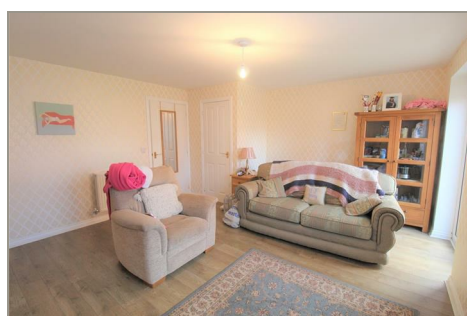




## 26 Burtree Drive

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

Jump around, jump around, jump up, jump up and get down! You will be jumping for joy when you find this spacious semi detached property on the extremely popular and sought after Norton Heights estate. Boasting a modern fitted kitchen, spacious lounge/diner, downstairs cloakroom, three bedrooms, en-suite shower and family bathroom. Externally there is ample off road parking and a fully enclosed rear garden. So don't hesitate and don't delay, jump on down to our office and book a viewing today!

**£149,950**

# 26 Burtree Drive

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



- SPACIOUS SEMI DETACHED
- MODERN KITCHEN
- EN-SUITE SHOWER ROOM
- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- DOWNSTAIRS W.C
- FAMILY BATHROOM
- LOUNGE/DINER
- THREE BEDROOMS
- OFF ROAD PARKING & ENCLOSED REAR GARDEN

## Ground Floor

### Entrance Hall

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

### Lounge/Diner

15'9" x 13'9" (4.82 x 4.21)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors to the rear. Television point and large under stairs storage cupboard. Two radiators.

### Kitchen

11'2" x 8'10" (3.41 x 2.70)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and work surface areas. Integrated electric oven with gas hob over and cooker hood above. Space for fridge/freezer and plumbing for washing machine. Integrated dishwasher. Radiator.

## Cloakroom

5'8" x 3'1" (1.75 x 0.94)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin with tiled splash back. Radiator and extractor fan.

## First Floor

### First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Airing cupboard.

### Bedroom One

10'11" x 9'4" (3.35 x 2.86)

A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

### En-Suite

6'11" x 4'4" (2.11 x 1.33)

Fitted with a shower unit, low level W.C and wash hand basin. Extractor fan. Radiator and partly tiled walls.

## Bedroom Two

9'5" x 8'3" (2.89 x 2.52)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

8'10" x 6'6" (2.71 x 1.99)

A double glazed window overlooks the rear aspect. Radiator.

## Bathroom

6'2" x 6'1" (1.88 x 1.87)

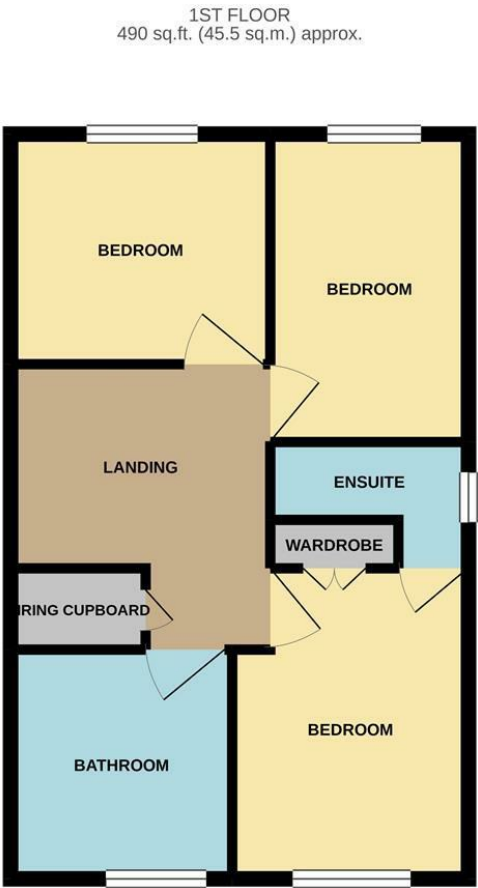
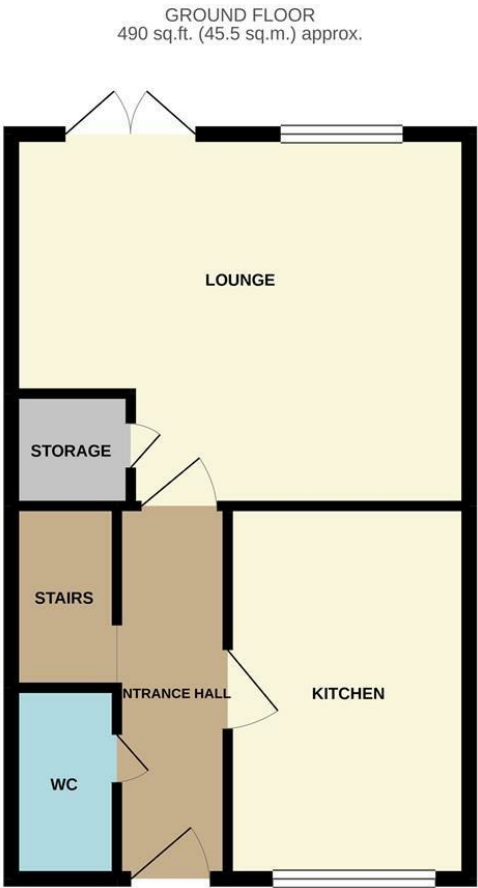
A double glazed window overlooks the front aspect. Fitted with a suite comprising panelled bath, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

## Exterior

To the side of the property there is a tarmac driveway. To the rear the garden is laid to lawn with a paved patio area and garden shed. Fully enclosed by panelled fencing and access gate to the side.



Floor Plan



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

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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