



22 Kisdon Avenue

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

SSShhh can you keep a secret! We have been working our magic and revealed something special on the map for you! This delightful four bedroomed town house property has just arrived to the market in the popular area of Norton Heights. Space in abundance its the ideal family home the accommodation on offer comprises a large lounge, modern fitted kitchen/diner, four bedrooms and family bathroom plus en-suite. Externally the property benefits from off road parking and a integral garage. To the rear the garden is landscaped with an artificial lawn and raised decked seating area. Located on the popular Norton Heights development, close to local amenities, schooling and commuter links. But remember the best secrets always find a way of surfacing, so do not delay, book a viewing before it gets snapped up. 01782 789369.

£235,000

22 Kisdon Avenue

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



- SPACIOUS THREE STOREY TOWN HOUSE
- FOUR GOOD SIZED BEDROOMS
- OFF ROAD PARKING & INTEGRAL GARAGE
- MODERN FITTED KITCHEN/DINER
- EN-SUITE & FAMILY BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE
- LANDSCAPED REAR GARDEN
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

16'0" x 6'3" (4.89 x 1.93)

The property has a double glazed entrance door to the front aspect. Tiled flooring and radiator. Stairs leading to the first floor.

Cloakroom

5'10" x 2'9" (1.80 x 0.85)

Fitted with a low level W.C and wash hand basin with tiled splashback. Extractor fan and radiator.

Kitchen/Diner

13'10" x 12'4" (4.22 x 3.76)

Double glazed patio doors lead out to the rear garden coupled with double glazed windows to the rear. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob and cookerhood above. Space and plumbing for American style fridge/freezer, washing machine and dishwasher. Cupboard housing central heating boiler. Vertical height radiator and tiled flooring. Ceiling spotlights and space for table and chairs.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the front aspect. Radiator. Stair leading to the second floor.

Lounge

15'10" x 15'10" (4.84 x 4.84)

Two double glazed windows overlook the rear aspect. Wall mounted electric feature fire. Television point. Two radiators.

Bedroom Three

9'6" x 9'5" (2.92 x 2.89)

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

Bathroom

8'9" x 5'4" (2.69 x 1.63)

Fitted with a suite comprising bath, vanity hand wash basin and low level W.C. Fully tiled walls and ladder style towel radiator. Airing cupboard housing hot water cylinder. Extractor fan.

SECOND FLOOR

Second Floor Landing

Loft access hatch.

Bedroom One

15'9" x 11'10" max (4.81 x 3.62 max)

Two double glazed windows overlook the front aspect. Fitted with two double wardrobes and one single. Television point and two radiators.

En-Suite

6'0" x 5'10" (1.85 x 1.78)

Fitted with a suite comprising a double shower unit, vanity hand wash basin and low level W.C. Fully tiled walls and ladder style towel radiator. Shaver point, extractor fan and ceiling spotlights.

Bedroom Two

11'8" x 9'5" (3.57 x 2.88)

A double glazed window overlooks the rear aspect. Fitted wardrobe and television point. Radiator.

Bedroom Four

11'8" x 7'2" (3.58 x 2.19)

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

EXTERIOR

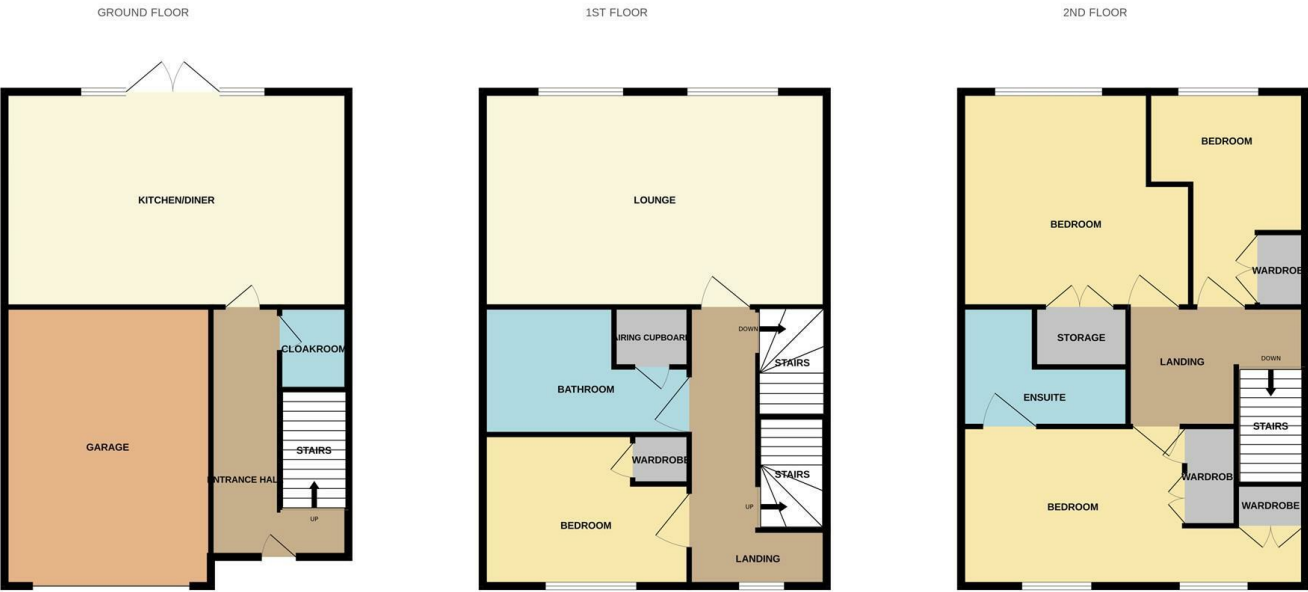
To the front there is a tarmacadam driveway with a paved pathway leading to the entrance. To the rear the garden is landscaped and has a paved patio area with artificial grass and a raised decked seating area. Garden shed and rear access gate.

Integral Garage

Up and over door with power and lighting.



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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