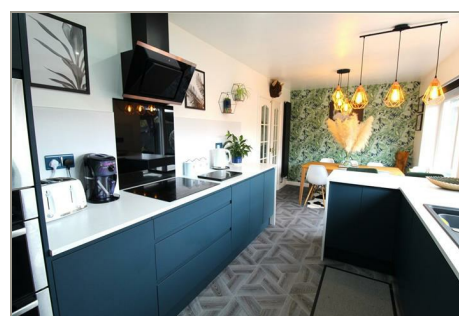
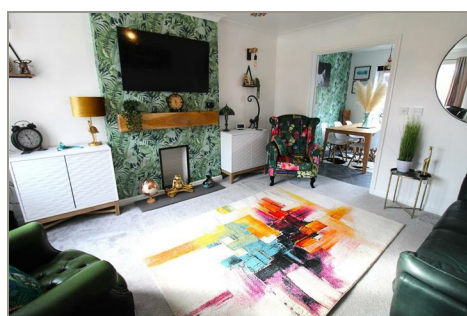




18 Row Moor Way

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

It's time to get your ducks in a ROW because your home search is now over. I have the property you have been waiting to come to market, the perfect family home in a great location. Head to ROW Moor Way and discover this sizeable four bedroom detached property waiting for a new owner. The stunning accommodation comprises a large lounge, modern fitted kitchen/diner, utility room, cloakroom, four good sized bedrooms, family bathroom, en-suite to the master bedroom and a partially converted garage/bedroom five. Externally the property benefits from off road parking and an integral garage. To the rear the property has a large paved patio and lawned area. Located on the popular Norton Heights development, close to local amenities, schooling and towpaths leading to the nature reserve. Is your ROW in order??? Because this one won't be around for long! Call today to book a viewing.

Offers in excess of £300,000

18 Row Moor Way

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



- STUNNING DETACHED FAMILY HOME
- MODERN FITTED KITCHEN/DINER
- FAMILY BATHROOM PLUS EN-SUITE
- LANDSCAPED REAR GARDEN
- BEAUTIFULLY MAINTAINED THROUGHOUT
- UTILITY ROOM & CLOAKROOM
- CONVERTED GARAGE/BEDROOM FIVE
- LARGE LOUNGE
- FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE

GROUND FLOOR

Entrance Hall

8'8" x 3'10" (2.65 x 1.17)

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

Cloakroom

5'2" x 3'2" (1.59 x 0.99)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and wash hand basin. Ladder style towel radiator.

Lounge

14'0" x 12'4" (4.28 x 3.78)

A double glazed window overlooks the front aspect. Television point. Fireplace housing open fire. Double glazed doors lead into the kitchen/diner. Radiator.

Kitchen/Diner

19'5" x 8'5" (5.92 x 2.58)

A double glazed window overlooks the rear aspect coupled with double glazed sliding doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas with integrated double electric oven, hob with cooker hood and microwave. Space for american style fridge/freezer. Vertical height radiator and ceiling spotlights. Space for table and chairs.

Utility Room

9'2" x 4'9" (2.80 x 1.47)

A double glazed window overlooks the side aspect coupled with a double

glazed access door leading out to the rear garden. Fitted with wall and base unit with inset asterite sink unit and side drainer. Coordinating work surface areas with space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler. Radiator.

Converted Garage/Bedroom Five

6'0" x 5'6" (1.83 x 1.70)

A double glazed window overlooks the side aspect. Television point and radiator. Under stairs storage.

FIRST FLOOR

First Floor Landing

Loft access hatch. Radiator.

Bedroom One

12'10" x 12'5" (3.93 x 3.79)

A double glazed window overlooks the front aspect. Television point and radiator. Fitted storage cupboard.

En-Suite

5'6" x 5'2" (1.68 x 1.60)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit with waterfall shower head, vanity hand wash basin, low level W.C. Partly tiled walls and extractor fan. Ladder style towel radiator.

Bedroom Two

10'0" x 9'0" (3.06 x 2.75)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

8'9" x 8'8" (2.67 x 2.66)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Four

8'9" x 6'6" (2.67 x 2.00)

A double glazed window overlooks the front aspect. Television point and radiator.

Bathroom

6'0" x 5'6" (1.83 x 1.70)

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

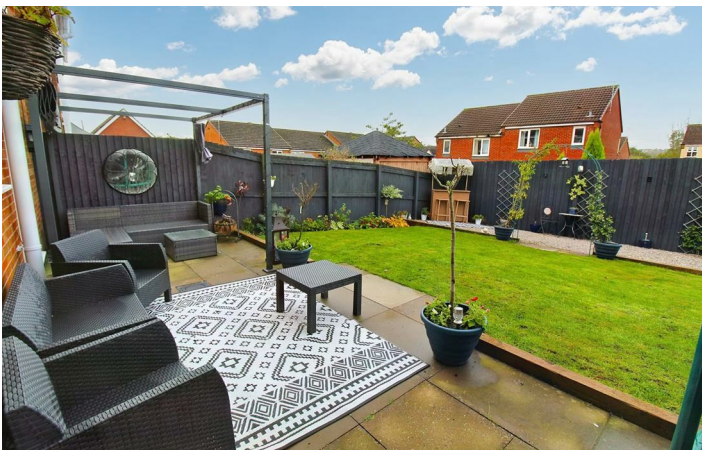
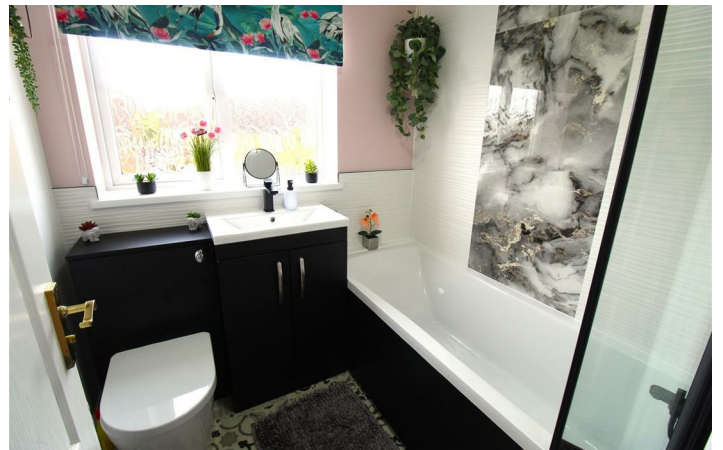
EXTERIOR

To the front there is a tarmac driveway coupled with a lawned area with hedge border. To the rear the garden is fully enclosed by panelled fencing with a large paved patio seating area, a lawned area with flower bed borders and gravelled seating area to the rear of the garden.

Garage

8'10" x 8'6" (2.70 x 2.60)

Up and over door with power and lighting.



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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