



## 10 Adderley Road

Norton, Stoke-On-Trent, ST6 8DN

Sugar and Spice and all things nice.... This WELCOMING end townhouse is most certainly a sweet treat! Boasting a lounge, large kitchen/diner and conservatory. Two double bedrooms and a bathroom. Externally, the property benefits from a corner plot position, with ample off road parking to the front and a garage with power and light. To the rear, there is a low maintenance fully enclosed garden. That's what this house is made of! Call us today to arrange your viewing!!

**Offers in the region of £99,950**

# 10 Adderley Road

Norton, Stoke-On-Trent, ST6 8DN



- SPACIOUS END TOWNHOUSE
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION-NO UPWARD CHAIN!
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- GARAGE WITH POWER AND LIGHT
- KITCHEN/DINER WITH STORAGE
- CONTEMPORARY BATHROOM
- ENCLOSED REAR GARDEN

## GROUND FLOOR

### Entrance Porch

5'10" x 2'9" (1.78 x 0.86)

A double glazed entrance door overlooks the front aspect coupled with a double glazed window.

### Entrance Hall

6'2" x 3'5" (1.90 x 1.05)

A double glazed access door to the front aspect. Stairs leading to the first floor. Radiator.

### Lounge

14'6" x 11'11" (4.43 x 3.65)

A double glazed window overlooks the front aspect. Fireplace housing electric fire with remote. Television point and radiator.

### Kitchen

14'4" x 9'6" (4.37 x 2.92)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset sink and side drainer.

Coordinating work surface areas and partly tiled walls. Space for cooker and space for

fridge/freezer, plumbing for washing machine. Two storage cupboards. Radiator. Door leading to conservatory.

### Conservatory

13'1" x 6'9" (4.01 x 2.06)

A UPVC conservatory with a double glazed door to the side and rear aspect. Power and lighting. Radiator.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

12'4" x 11'4" (3.78 x 3.47)

A double glazed window overlooks the rear aspect. Storage cupboard housing combi boiler. Radiator.

### Bedroom Two

14'9" x 9'6" (4.52 x 2.92)

A double glazed window overlooks the front aspect. Storage cupboard. Radiator.

### Bathroom

7'7" x 5'5" (2.32 x 1.67)

Two double glazed windows overlook the rear aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Radiator.

## EXTERIOR

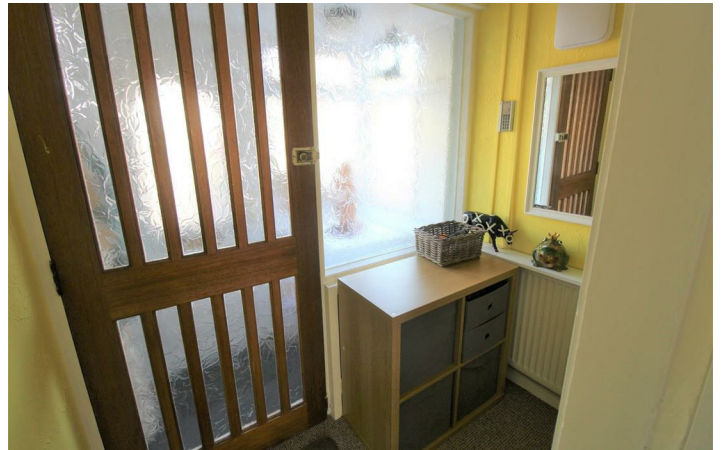
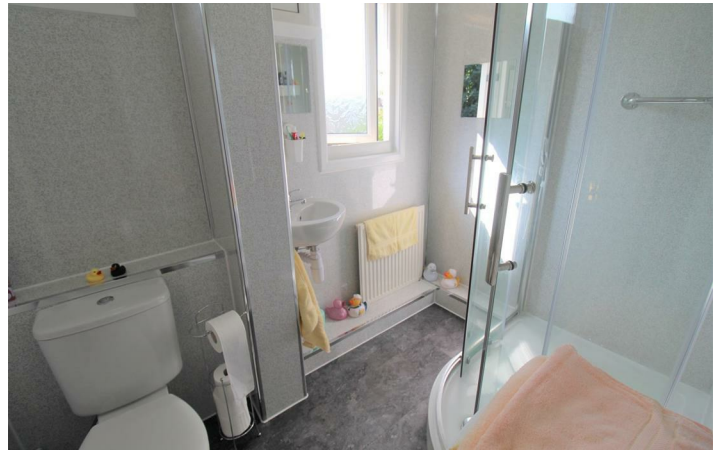
To the front the property benefits from a large block paved driveway, with drive to the side and garage.

To the rear the garden is low maintenance and paved with panelled fenced borders. And summer house.

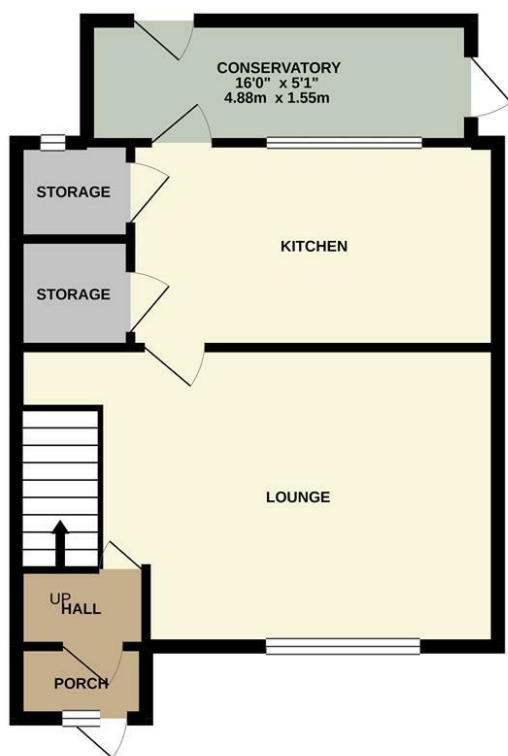
### Garage

21'8" x 9'11" (6.62 x 3.03)

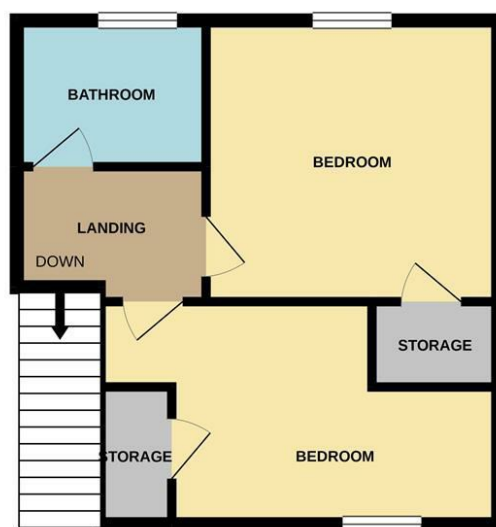
Up and over door with power and lighting. A single glazed window to the rear aspect.



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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