



10 Norton Crescent

Sneyd Green, Stoke-On-Trent, ST6 1RN

STOP, LOOK, LISTEN! Firstly STOP and take notice I have the perfect semi detached property for you. Take a LOOK at how stunning it is throughout and finally LISTEN and I will give you the all important number you will need to call to book a viewing on 01782 789369. Spacious throughout this well maintained semi detached comprises lounge complete with log burner, modern fitted kitchen/diner, utility room with cloakroom, two double bedrooms and contemporary bathroom. Externally the property benefits from off road parking, a fully enclosed rear garden and garage. Located in the popular area of Sneyd Green close to local amenities, schooling and commuter links to the main town centre. Now I have got your fully attention, don't hesitate to book a viewing to avoid disappoint.

Offers in excess of £160,000

10 Norton Crescent

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- STUNNING SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN AND DINING AREA
- LOUNGE WITH LOG BURNER
- UTILITY ROOM AND CLOAKROOM
- TWO DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM SUITE
- AMPLE OFF ROAD PARKING
- GOOD SIZED REAR GARDEN AND GARAGE
- MOVE IN READY!!

GROUND FLOOR

Entrance Hall

6'3" x 6'1" (1.91 x 1.87)

A UPVC door to the side aspect and double glazed window to the side aspect. Radiator and stairs to the first floor. Laminate flooring.

Lounge

15'10" x 12'0" (4.85 x 3.67)

Two double glazed windows to the front aspect. Radiator, television and telephone line. Log burner.

Kitchen/Diner

15'8" x 9'10" (4.80 x 3.02)

A double glazed window to the rear aspect and two double glazed windows to the side aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer with mixer tap. Coordinating work surface areas. Integrated appliances include electric oven and induction hob with cooker hood above. Plumbing for a dish washer and space for a fridge/freezer. Vertical radiator and laminate flooring.

Utility Room

5'8" x 4'7" (1.73 x 1.42)

A double glazed window to the rear aspect and UPVC door to the side aspect. Plumbing for a washing machine and space for a tumble dryer. Laminate flooring.

Cloakroom

4'8" x 2'6" (1.43 x 0.77)

Fitted with a suite comprising low level W.C. and wash hand basin. Radiator and tiled flooring.

FIRST FLOOR

Landing

5'8" x 5'4" (1.74 x 1.63)

Stairs from the ground floor and loft hatch access.

Bedroom One

15'10" x 12'8" (4.83 x 3.87)

Two double glazed windows to the front aspect. Radiator and door to storage cupboard.

Bedroom Two

10'1" x 9'10" (3.09 x 3.01)

A double glazed window to the rear aspect. Radiator and door to storage cupboard housing combi boiler.

Bathroom

7'2" x 5'3" (2.20 x 1.62)

A double glazed window to the rear aspect. Fitted with a suite comprising p-shaped bath with waterfall shower above, wash hand basin and low level W.C. Full tiled walls and vertical towel rail. Antico flooring.

EXTERIOR

To the front of the property there is a large driveway providing ample off road parking. To the rear there is an enclosed tiered rear garden with a decked area, lawn and Indian stone paving.

Garage

15'3" x 8'2" (4.67 x 2.51)

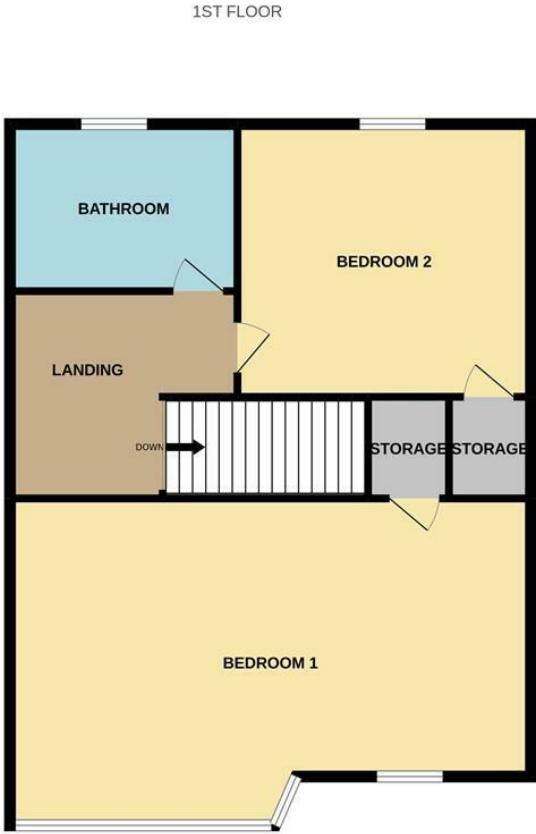
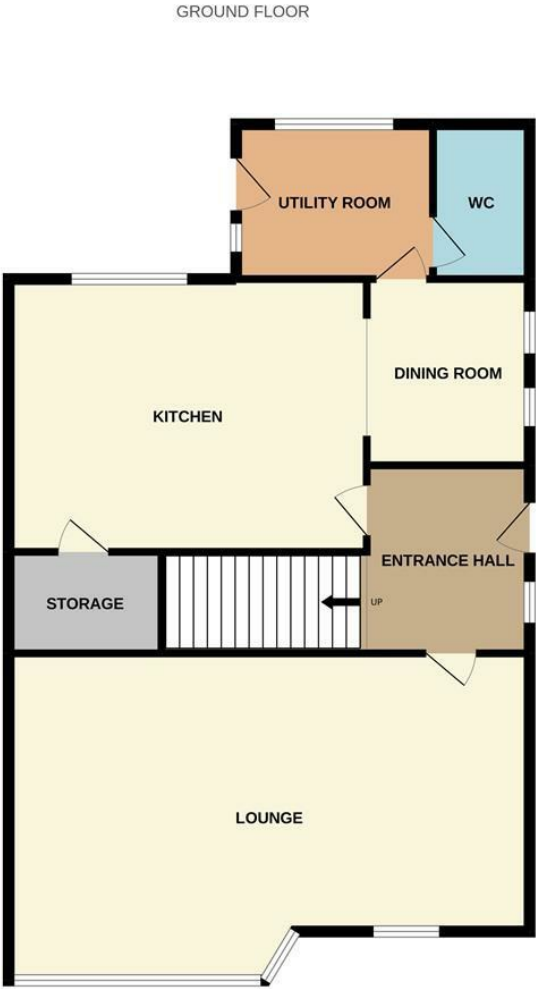
Double doors to the front aspect and two windows to the side aspect.

Council Tax Band

Council Tax Band- B



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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