

36A Spragg House Lane

Norton, Norton, Stoke-On-Trent, ST6 8DX

Are you looking for love??? Well they do say 'Home is Where the Heart is' and with this stunning semi detached property in the popular area of Norton, you will be sure to fall head over heels! Immaculately presented throughout. Boasting a spacious lounge, a modern fitted kitchen and a cloakroom to the ground floor. To the first floor there are THREE bedrooms and a contemporary family bathroom. Externally, the property benefits from paved off road parking to the front and to the rear there is a landscaped garden with artificial lawn and a paved patio area. Perfectly located close to local schooling and amenities, there is not many boxes this property does not tick. No need for cupid's arrow here, it's instantly love at first sight! Book your viewing today!

£219,000

36A Spragg House Lane

Norton, Stoke-On-Trent, ST6 8DX



- STUNNING SEMI DETACHED PROPERTY
- DOWNSTAIRS WC
- LANDSCAPED FULLY ENCLOSED REAR GARDEN
- EARLY VIEWING A MUST
- LARGE LOUNGE
- THREE BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN WITH PATIO DOORS TO THE REAR
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

6'5" x 3'9" (1.97 x 1.16)

A composite double glazed door opens to the front aspect.

Cloakroom

5'7" x 2'9" (1.72 x 0.86)

A double glazed window looks out to the front aspect. Fitted with a Low level WC and wash hand basin with vanity drawer. Radiator.

Lounge

15'10" x 13'7" (4.83 x 4.15)

A double glazed window looks out to the front aspect. Radiator and stairs to the first floor.

Kitchen Diner

15'8" x 9'1" (4.80 x 2.79)

A double glazed window looks out to the rear aspect, coupled with patio doors that open onto the rear garden. Fitted with a range of wall and base storage units, coordinating work surface areas and ceramic sink and drainer. Integrated appliances include gas hob, electric oven and dishwasher. Space for a fridge/freezer, plumbing for a washing machine, and space for a dining table and chairs. Partly tiled

walls and radiator. Under-stair storage cupboard.

FIRST FLOOR

First Floor Landing

10'7" x 6'7" (3.24 x 2.03)

Stairs from the ground floor. A double glazed window looks out to the side aspect. Loft access hatch.

Bedroom One

11'5" x 8'7" (3.50 x 2.64)

A double glazed window looks out to the front aspect. Built in wardrobe and radiator.

Bedroom Two

9'5" x 8'8" (2.89 x 2.65)

A double glazed window looks out to the rear aspect. Built in wardrobe and radiator.

Bedroom Three

6'7" x 6'1" (2.03 x 1.86)

A double glazed window looks out to the front aspect. Radiator.

Bathroom

6'7" x 5'10" (2.02 x 1.80)

A double glazed window looks out to the rear aspect. Fitted suite comprising of bath with shower overhead, Low Level WC and wash hand basin with vanity unit. Partly

tiled walls, extractor fan and towel radiator.

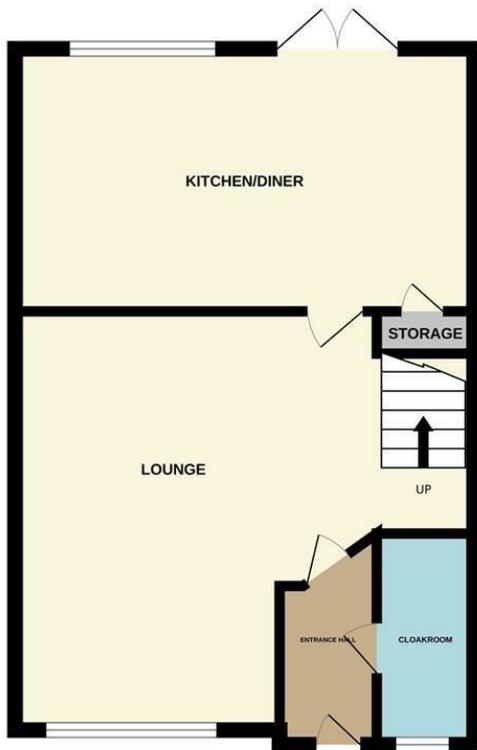
EXTERIOR

To the front of the property there is a block paved driveway, with hedge border and side access to the rear garden. To the rear, there is a paved patio area, and artificial lawn with decorative stone, and shrubs. Shed.

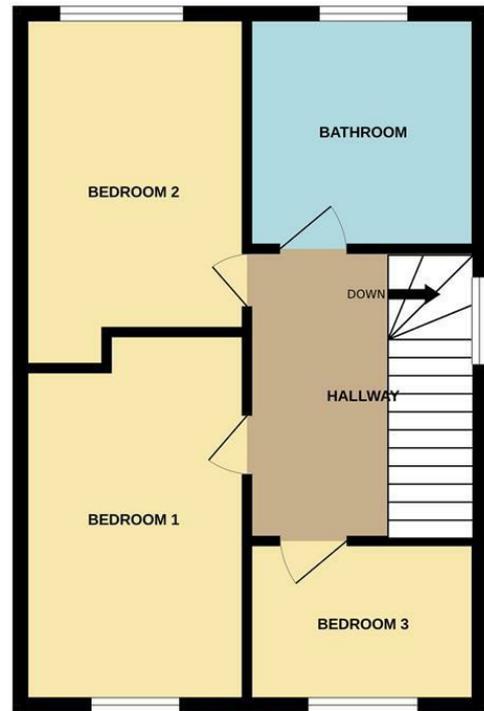


Floor Plan

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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