



33 Longfellow Close

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

Tired of the LONG endless search for that perfect home? Well let me make it simple for you, go LONG and head over to LONGfellow close! As waiting for you there is this immaculate semi detached property in need of a new owner. The accommodation comprises a large lounge/diner, modern fitted kitchen, cloakroom, three bedrooms, en-suite to the master bedroom and family bathroom. Externally the property benefits from off road parking and a fully enclosed lawned rear garden. Located on the popular Norton Heights development, close to local amenities, schooling and commuter links to the main town centre. That LONG search is over, this is the property for you, call today to book a viewing!

Fixed Price £159,950

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- IMMACULATE SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN
- EN SUITE BATHROOM & FAMILY BATHROOM
- POPULAR LOCATION
- NO UPWARD CHAIN
- CLOAKROOM
- FULLY ENCLOSED REAR GARDEN
- LOUNGE/DINER
- THREE BEDROOMS
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

11'2" x 3'6" (3.41 x 1.07)

A door to the front aspect. Stairs to the first floor and radiator.

Cloakroom

6'3" x 2'8" (1.91 x 0.83)

A double glazed window to the front aspect. Fitted with a low level W.C and wash hand basin. Radiator.

Lounge/Diner

15'7" x 14'0" (4.76 x 4.27)

Double glazed patio doors to the rear aspect. Gas fireplace and two radiators. Television point and telephone point. Door to storage cupboard.

Kitchen

11'1" x 8'9" (3.38 x 2.67)

A double glazed window to the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer and mixer tap. Co ordinating work surface areas.

Integrated appliances include electric oven and gas hob with cooker hood above.

Plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Cupboard housing boiler. Radiator and ceiling spotlights.

FIRST FLOOR

Landing

12'5" x 6'2" (3.80 x 1.90)

Stairs from the ground floor. Loft hatch access and doors to storage cupboards.

Bedroom One

11'11" x 9'1" (3.65 x 2.77)

A double glazed window to the front aspect. Radiator and television point.

En Suite

9'0" x 3'5" (2.75 x 1.05)

Fitted with a suite comprising shower cubicle, wash hand basin and low level W.C. Partly tiled walls and ceiling spotlights.

Bedroom Two

9'7" x 8'2" (2.94 x 2.49)

A double glazed window to the rear aspect. Radiator.

Bedroom Three

7'1" x 6'5" (2.18 x 1.97)

A double glazed window to the rear aspect. Radiator.

Bathroom

6'3" x 6'2" (1.91 x 1.89)

A double glazed window to front aspect. Fitted with a suite comprising bath with mixer tap, wash hand basin and low level W.C. Partly tiled walls and radiator.

EXTERIOR

The front offers ample off road parking.

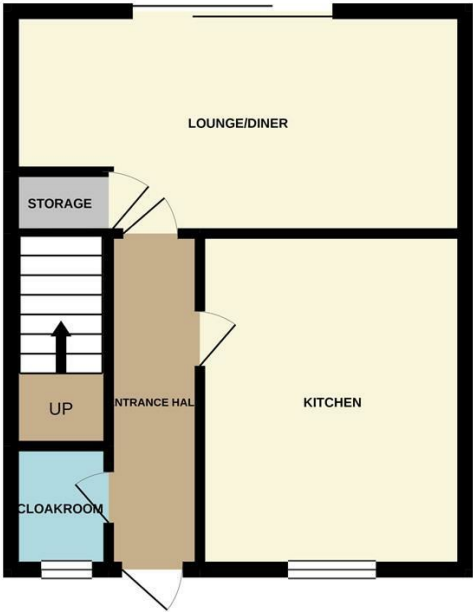
The rear is fully enclosed with a lawn and patio area. Shed.



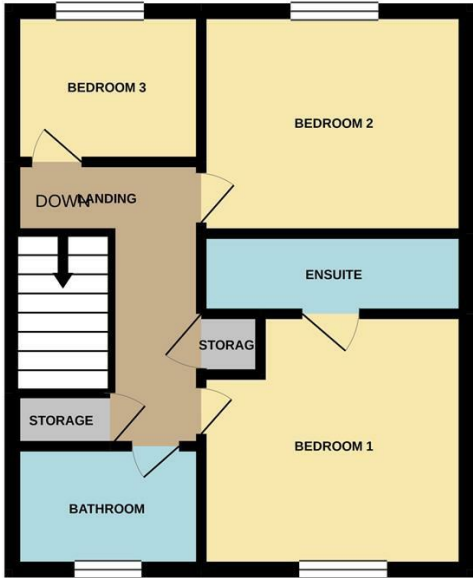


Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
	(55-68) D		(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
	(1-20) G		(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	