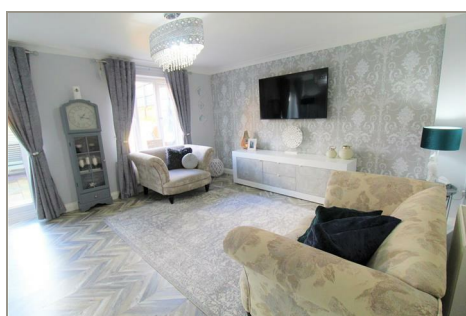




18 Burtree Drive

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

It's all for you, if you really want it! It's all for you, if you say you need it! It's all for you, if you gotta have it! It's all for you if you make a move.....It's all for you! You will want it all over and over again once you clasp eyes on this superbly stunning semi detached property on the ever so popular Norton Heights development. Beautifully maintained by its current owners this move in ready property comprises a spacious lounge, modern fitted breakfast kitchen, cloakroom, three bedrooms, one with access to the converted attic room. Family bathroom and En-Suite to the master bedroom. Externally the property benefits from off road parking and a fully enclosed rear garden laid to lawn with a large paved patio seating area. Why have a bit when I can give it you all! Call to book a viewing today.

Offers in the region of £169,950

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



- SUPERB SEMI DETACHED PROPERTY
- THREE BEDROOMS
- OFF ROAD PARKING
- POPULAR LOCATION
- STUNNING LOUNGE
- FULLY CONVERTED ATTIC ROOM
- LANDSCAPED REAR GARDEN
- MODERN BREAKFAST KITCHEN
- EN-SUITE TO MASTER BEDROOM
- FREEHOLD PROPERTY

GROUND FLOOR

Entrance Hall

11'8" x 3'3" (3.57 x 1.00)

The property has a double glazed composite access door to the front aspect. Tiled flooring and radiator. Stairs leading to the first floor.

Lounge

15'9" x 14'0" (4.81 x 4.28)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear. Large under stairs storage cupboard. Television point and radiator.

Breakfast Kitchen

10'9" x 8'9" (3.30 x 2.69)

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

Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above. Space for fridge/freezer and integrated dishwasher and washing machine. Wall mounted central heating combi boiler. Breakfast bar and radiator.

Cloakroom

5'9" x 2'11" (1.76 x 0.91)

A low level W.C and wash hand basin. Partly tiled, extractor fan and radiator.

FIRST FLOOR

First Floor Landing

Airing cupboard.

Bedroom One

11'0" x 9'5" (3.37 x 2.89)

A double glazed window overlooks the front aspect. Fitted wardrobe and television point. Radiator.

En-Suite

9'5" x 4'4" (2.89 x 1.330)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Fully tiled walls, extractor fan and radiator.

Bedroom Two

9'5" x 8'2" (2.89 x 2.512)

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

Bedroom Three

7'2" x 6'6" (2.20 x 2.00)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator. Spiral stairs leading to attic room.

Attic Room

15'3" x 5'9" (4.67 x 1.77)

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

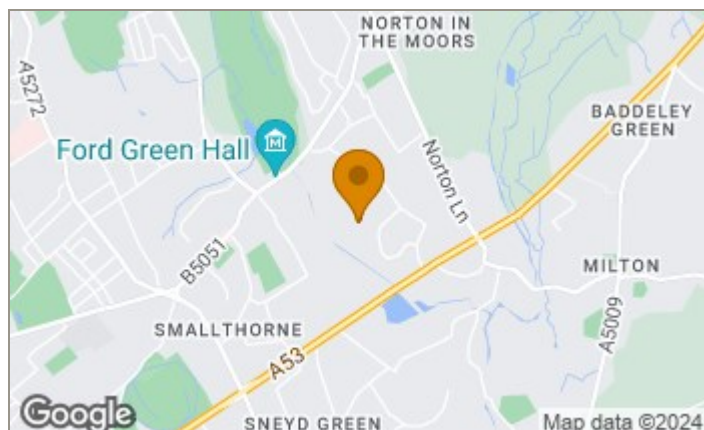
Bathroom

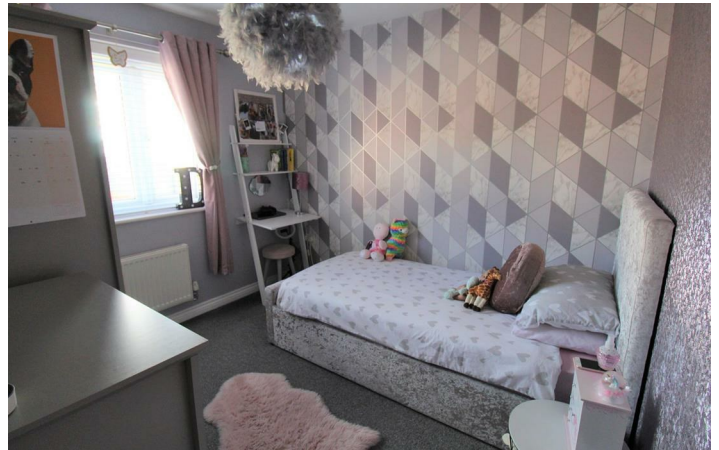
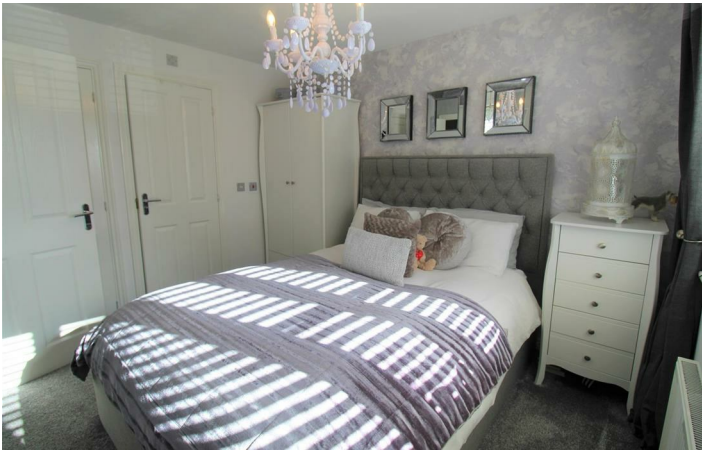
6'2" x 6'1" (1.88 x 1.87)

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

EXTERIOR

To the front there is a paved pathway leading to the entrance door and a tarmacadam driveway leading down the side of the property to double wooden gates. To the rear there is a large paved patio seating area, stepped up to a lawned area with sleeper flower bed borders and shrubbery. Fully enclosed by panelled fencing.





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

