



2 Clifford Avenue

Norton Green, Stoke-On-Trent, ST6 8NN

Book your viewing for this spacious semi detached property on Clifford Avenue today, located in the popular area of NORTON GREEN. The property boasts gas central heating throughout, a large lounge, fitted kitchen with space for table and chairs, cloakroom and conservatory to the ground floor. Three good sized bedrooms and fitted shower room complete the first floor. Externally, the property benefits from ample off road parking, with a gated driveway, detached garage, shed and extensive lawned gardens to the rear. With NO UPWARD CHAIN, you will be flying high once you take that leap and head over to CLIFFord Avenue!

Asking price £159,950

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- SEMI DETACHED PROPERTY
- CLOAKROOM
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN
- LARGE LOUNGE
- CONSERVATORY
- DETACHED GARAGE
- FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- EXTENSIVE REAR LAWNED GARDEN

GROUND FLOOR

Entrance Hall

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

Lounge

13'7" x 13'4" (4.15 x 4.08)

A double glazed window overlooks the front aspect. Electric fireplace, TV point and radiator. There is a serving hatch into the kitchen.

Rear Hallway

A double glazed door leads on to the conservatory and cloakroom. Wall mounted central heating boiler.

Kitchen

10'0" x 8'2" (3.05 x 2.50)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co-ordinating work surface areas and tiled walls. Fitted with electric oven and electric hob with cooker hood above. Plumbing for washing machine and space for fridge/freezer. Radiator.

Conservatory

13'6" x 8'11" (4.13 x 2.73)

Conservatory of UPVC construction. Double glazed windows over look the rear and side aspect. Double glazed patio doors lead out on to the garden.

Cloakroom

5'2" x 2'7" (1.60 x 0.80)

A double glazed window to the rear aspect. Low level WC. Tiled walls and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Airing Cupboard.

Bedroom One

10'8" x 10'2" (3.27 x 3.11)

A double glazed window overlooks the front aspect. Fitted wardrobes, with mirrored sliding doors and fitted dressing table with matching side tables. Radiator.

Bedroom Two

10'0" x 8'3" (3.05 x 2.53)

A double glazed window overlooks the rear aspect. Fitted wardrobes, with mirrored sliding doors. Radiator.

Bedroom Three

6'8" x 6'2" (2.05 x 1.89)

A double glazed window overlooks the front aspect. Radiator.

Shower Room

6'1" x 5'1" (1.87 x 1.57)

A double glazed window over looks the rear aspect. Fitted with a fully tiled suite, comprising of; low level W.C with vanity wash hand basin and separate shower cubicle. Extractor fan and radiator. Loft access hatch.

EXTERIOR

To the front of the property there is a paved driveway with gated access. The rear of the property has a large garden mainly laid to lawn with a paved patio area,. Garden Shed.

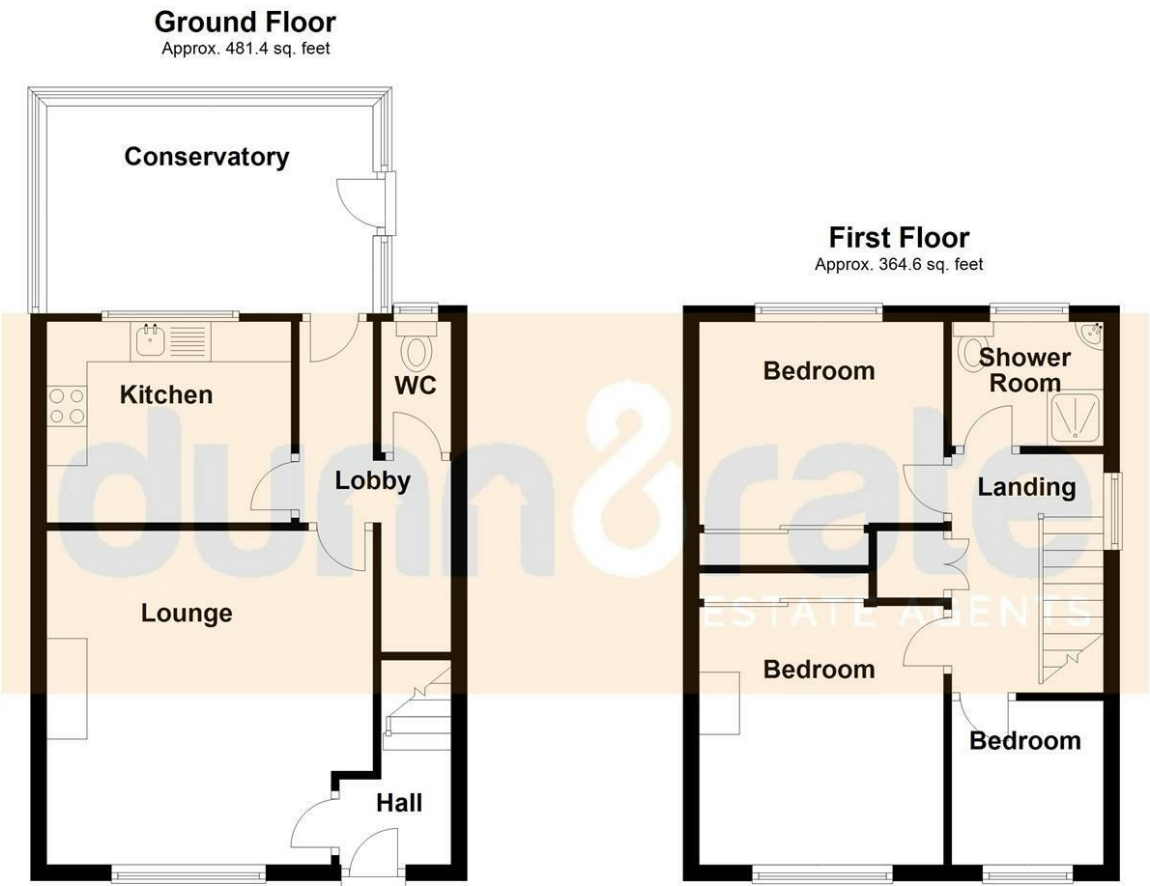
Garage

Window to the side aspect. Detached garage with double glazed double doors.





Floor Plan



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	