



79 Cromer Road Northwood, Stoke-On-Trent, ST1 6QL

A Tardis is defined as 'a building or container that is larger inside than it appears to be from outside', well if you were to look up Tardis in the dictionary I am more than certain you would find Cromer Road sitting next to it. This stunning semi detached defines the words 'looks can be deceiving', you will be blown away by the accommodation on offer and the plot in which it sits in. Internally the property benefits from a superb open plan kitchen into dining room. large lounge with bay window. To the lower ground floor you will find a large utility/cloakroom and access to a workshop. To the first floor you are greeted with four fantastic sized bedrooms, and beautiful family bathroom. Externally the property has a huge driveway to the side of the property and the rear garden is split into two tiers one has a decked seating area with lawn and the other has a large greenhouse and vegetable planters with access to two outbuildings. Never judge a book by its cover, come and take a look for yourself and book a viewing today.

£320,000

79 Cromer Road

Northwood, Stoke-On-Trent, ST1 6QL



- EXTREMELY SPACIOUS SEMI DETACHED PROPERTY
- UTILITY ROOM & W.C
- HUGE DRIVEWAY
- POPULAR LOCATION
- LARGE LOUNGE
- FOUR FANTASTIC SIZED BEDROOMS
- SIZEABLE PLOT & CANALSIDE LOCATION
- OPEN PLAN KITCHEN/DINER
- MODERN FAMILY BATHROOM
- NUMBER OF OUTBUILDINGS & WORKSHOP

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front. Stairs lead to the first floor. Radiator.

Lounge

25'3" x 11'1" (7.72 x 3.40)

A double glazed bay window overlooks the front aspect with a double glazed window to the rear. Fireplace housing gas fire. Television point and two radiators.

Inner Hall

5'8" x 4'0" (1.73 x 1.22)

Under stairs storage cupboard.

W.C

5'8" x 4'2" (1.73 x 1.28)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and wash hand basin. Ladder style radiator.

Kitchen/Diner

22'4" x 10'8" (6.83 x 3.26)

An open plan kitchen/diner with double glazed patio doors opening out to the rear garden. To the front there is a double glazed access door coupled with a double glazed window leading out to a balcony seating area. The kitchen is fitted with a range of wall and base storage units with an inset ceramic sink unit and side drainer, coordinating work surface areas and partly tiled walls. Freestanding range style gas cooker and space and plumbing for dishwasher and fridge/freezer. Television point and radiator. Space for table and chairs. Stairs lead down to the lower ground floor.

LOWER GROUND FLOOR

Utility/Cloakroom

19'3" x 6'0" (5.87 x 1.85)

A double glazed window overlooks the side aspect coupled with a double glazed access door to the side. Fitted with wall and base storage units and inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler. Under stairs storage cupboard and second storage cupboard housing hot water cylinder. Extractor fan. Access door into workshop.

Workshop

6'5" x 5'2" (1.97 x 1.60)

Accessed via the utility room. A double glazed window overlooks the side aspect. Power and light.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

14'7" x 10'11" (4.46 x 3.33)

Two double glazed windows overlooks the front aspect. Fitted wardrobes with sliding doors. Television point and radiator.

Bedroom Two

14'2" x 10'8" (4.34 x 3.26)

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

Bedroom Three

11'9" x 8'1" (3.59 x 2.47)

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

Bedroom Four

10'8" x 7'8" (3.26 x 2.35)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'9" x 6'0" (2.67 x 1.83)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with separate shower unit, low level W.C and vanity hand wash basin. Fully tiled walls and vertical height radiator. Ceiling spotlights and extractor fan.

EXTERIOR

The property sits on an extremely sizeable plot, to the front the property has steps leading to the entrance door with mature trees and shrubbery. To the side there is a large driveway with ample off road parking and gate leading to the rear. The bottom of the garden is fully enclosed by panelled fencing and overlooks the canalside, there is a large greenhouse and raised vegetable planters. With access to the workshops and storage. Steps lead to the top garden where you will find a large decked seating area, lawn and raised wooden pergola patio. Raised flower beds border the top garden.

Outbuilding One

26'2" x 9'4" (8.00 x 2.86)

Located under the top garden, is a large storage space with power and lighting.

Outbuilding Two

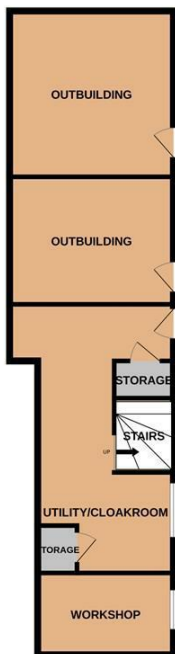
19'11" x 9'7" (6.08 x 2.94)

Located under the top garden another storage area. Power and lighting.



Floor Plan

LOWER GROUND FLOOR



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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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