



## 11 Chatsworth Drive

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

Find a penny pick it up all day long you will have good luck! Well here is the shiniest of pennies and it's here to bring you the luck that your property search is finally over. Positioned down a quiet cul-de-sac in the popular area of Norton Green, I give you Chatsworth Drive. A delightful semi detached bungalow sold with no upward chain and looking for a new owner to call it their own. The accommodation on offer comprises a large lounge, fitted kitchen, two double bedrooms and bathroom. Externally the property benefits from off road parking with an integral garage and a fully enclosed rear garden laid to lawn with a paved patio area. Located in the sought after area of Norton Green, close to local amenities, schooling, commuter links and countryside walks. Pick up that penny and bring yourself some good luck in the form of Chatsworth Drive.

**£169,950**

# 11 Chatsworth Drive

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- SPACIOUS SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- POPULAR AREA
- LARGE LOUNGE
- SHOWER ROOM
- OFF ROAD PARKING
- FITTED KITCHEN
- INTEGRAL GARAGE
- NO UPWARD CHAIN

## Entrance Porch

16'8" x 3'0" (5.10 x 0.92)

The property has a upvc entrance door to the front aspect. With an an access door leading to the garage and rear hall.

## Kitchen

9'7" x 7'8" (2.94 x 2.34)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and fully tiled walls. Space for free standing electric cooker and plumbing for washing machine. Wall mounted central heating boiler. Radiator.

## Lounge

17'6" x 11'9" (5.34 x 3.60)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Radiator.

## Rear Hall

10'7" x 4'3" (3.24 x 1.30)

Radiator and access door to side porch.

## Bedroom One

11'5" x 10'4" (3.49 x 3.15)

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

## Bedroom Two

12'5" x 7'8" (3.80 x 2.34)

A double glazed window overlooks the rear aspect. Two radiators.

## Bathroom

8'2" x 5'3" (2.50 x 1.61)

Fitted with a suite comprising walk in double shower unit, low level W.C and wash hand basin. Storage cupboard housing hot water cylinder. Ceiling spotlights and loft access hatch. Radiator with partly tiled walls.

## EXTERIOR

To the front the property benefits from off road parking and a lawn with hedge border, leading to the garage. To the rear the garden is fully enclosed with paved patio seating areas and a lawn edged with mature shrubbery and trees.

## Garage

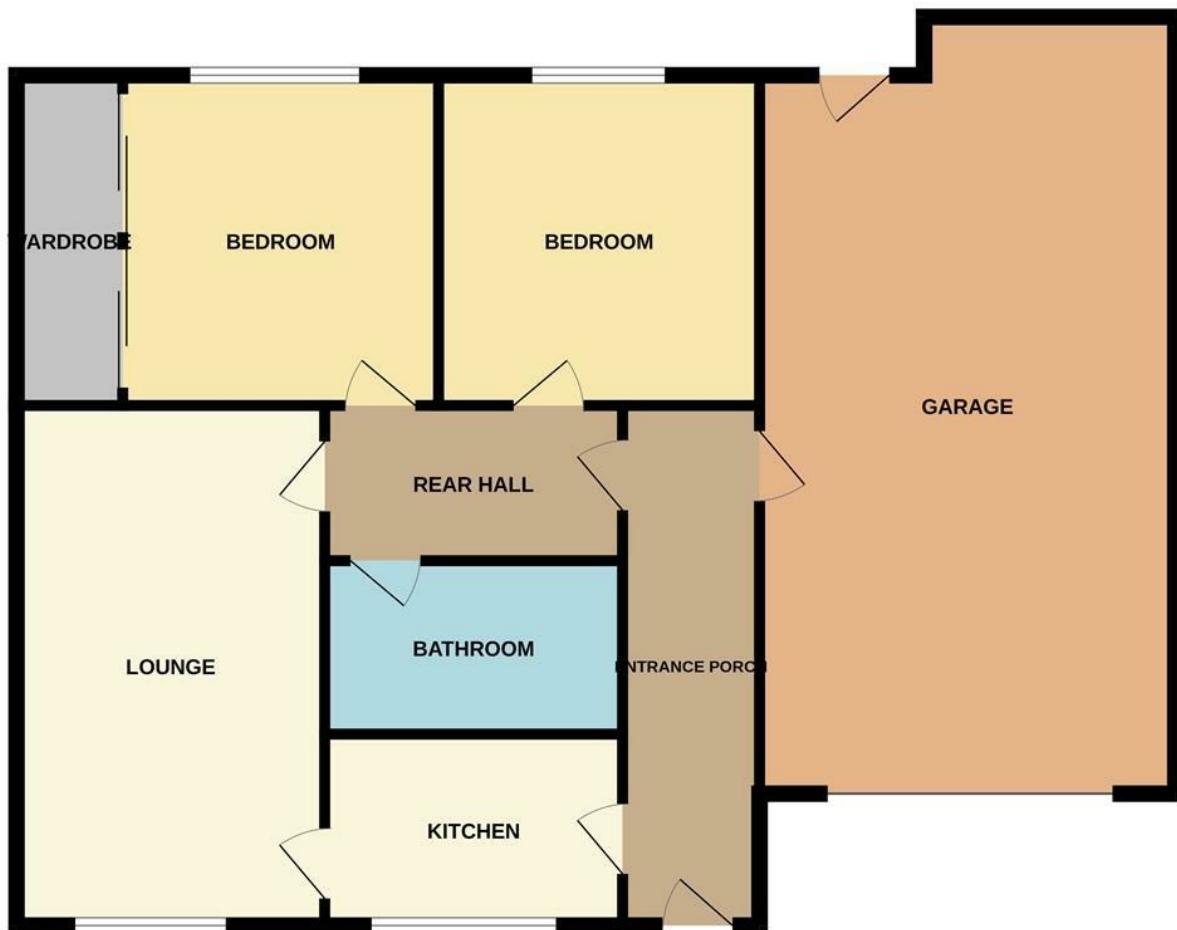
28'5" x 7'11" (8.67 x 2.43)

Up and over door with two access doors one to the rear and one into the entrance porch. Power and lighting and space for fridge/freezer.



## Floor Plan

### GROUND 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
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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