



393 Ford Green Road

Norton, Stoke-On-Trent, ST6 8LX

Appearances can often be deceiving! Tell me what you see?? A beautiful symmetrical chocolate box style cosy cottage!! Well yes on face value I would have to agree, but delve further and what you will find behind the gate and closed door will surely surprise you. This double front semi detached cottage sits in approximately a quarter of acre of gorgeously landscaped garden framed in mature trees and ample off road parking. Internally the accommodation contains a lounge, sitting room, sun room, dining room, modern fitted kitchen with integrated appliances, three double bedrooms and a huge family bathroom complete with corner spa bath and seperate shower unit. Located in the popular area of Norton, the property is close to local amenities and has excellent commuter links into the main town centre. And if you haven't be wowed enough by all that, the icing on the cake is that this property is sold with no upward chain!!!! Come and judge for yourself and book your viewing today!

Offers in excess of £265,000

393 Ford Green Road

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- BEAUTIFUL SEMI DETACHED COTTAGE
- MODERN FITTED KITCHEN
- LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN
- LOUNGE, SITTING ROOM & SUN ROOM
- THREE DOUBLE BEDROOMS
- SITTING ON APPROXIMATELY 1/4 ACRE
- DINING ROOM
- HUGE BATHROOM
- AMPLE OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the side aspect with double glazed window to the side. Tiled flooring.

Sun Room

8'11" x 6'7" (2.72 x 2.01)

Double glazed patio doors lead out to the rear aspect. Tiled flooring with step up into the sitting room. Radiator.

Sitting Room

12'8" x 10'9" (3.87 x 3.30)

A large double glazed bay window overlooks the side aspect. Tiled flooring and radiator. Step up into lounge area.

Lounge

12'1" x 11'10" (3.69 x 3.61)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Integrated solid oak bookcase, television point and radiator.

Kitchen

10'4" x 9'7" (3.17 x 2.94)

A double glazed window overlooks the rear aspect coupled with a double glazed access door leading out to the rear. Fitted with a range of wall and base storage units with inset asterite

sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include dual fuel oven with gas hob over and cooker hood above, fridge and freezer, washer/dryer and dishwasher. Tiled flooring.

Dining Room

12'0" x 10'2" (3.66 x 3.12)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Tiled flooring and radiator.

Inner Hallway

Access hatch for cellar storage measuring 12ft by 12ft. Stairs leading to the first floor.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

12'0" x 11'10" (3.68 x 3.61)

Two double glazed windows overlook the front aspect. Fitted with a range of wardrobes, drawers and over the bed storage with dressing table. Radiator.

Bedroom Two

12'1" x 9'9" (3.69 x 2.98)

A double glazed window overlooks the front

aspect. Fitted with a range of wardrobes with sliding mirrored doors. Radiator.

Bedroom Three

10'5" x 10'3" (3.20 x 3.13)

A double glazed window overlooks the rear aspect. Radiator.

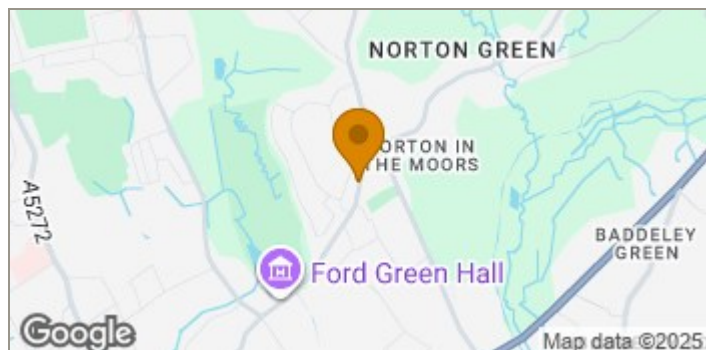
Bathroom

10'5" x 8'7" (3.19 x 2.64)

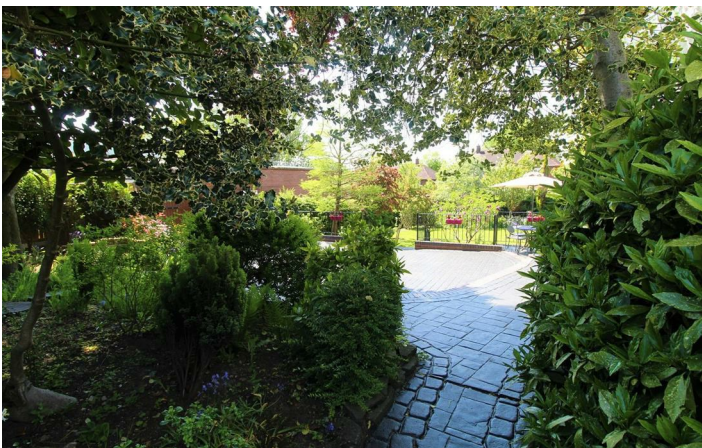
A double glazed window overlooks the side aspect. Fitted with a suite comprising corner spa bath, separate shower cubicle, low level W.C and wash hand basin. Fully tiled walls and blue pearl granite tiled flooring. Ceiling spotlights and radiator.

EXTERIOR

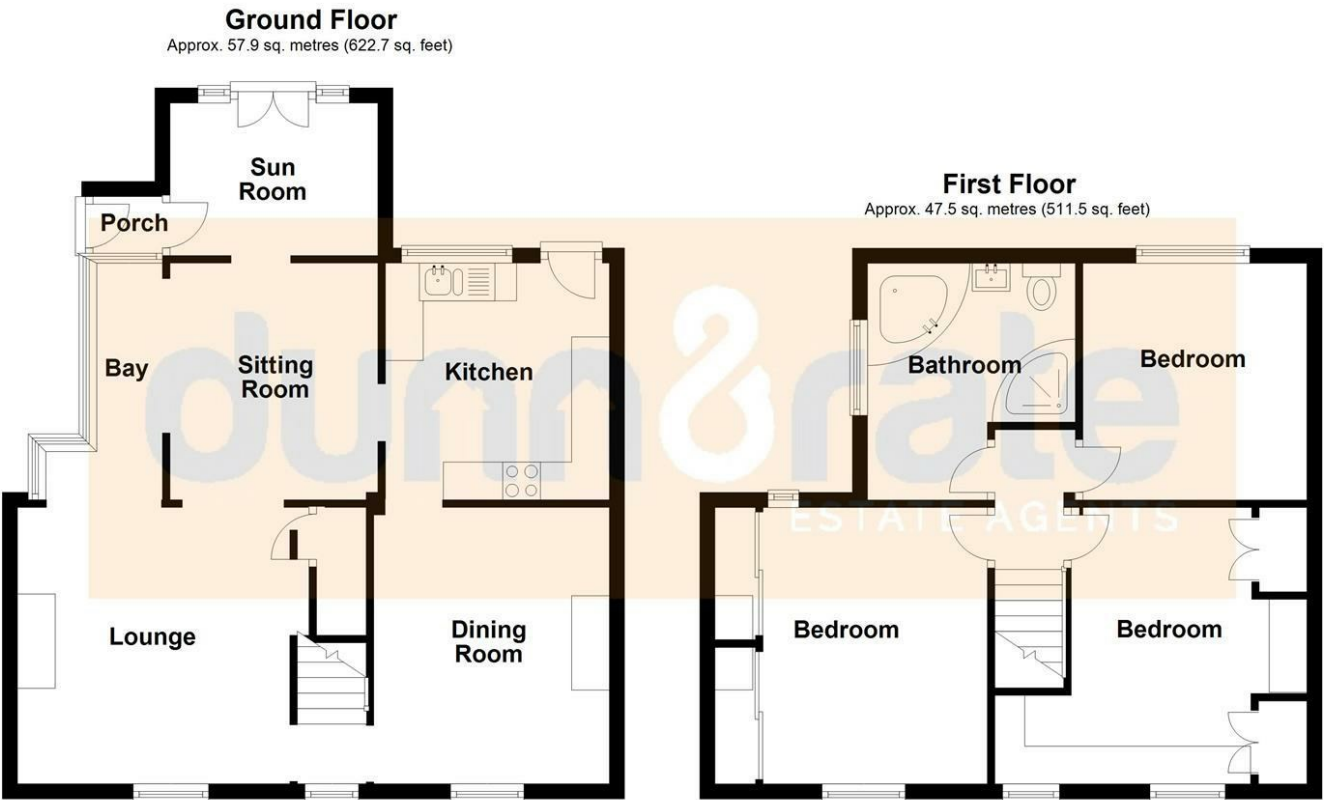
The property sits in approximately a quarter of acre which is laid mainly to lawn with a raised decked seating and large paved patio area. Mature trees including magnolias and cherry blossoms frame the garden. The property benefits from two long driveways with double electric gates and ample off road parking. There is also a brick built out house with power and lighting. To the front there is an access gate leading down the side with an area of mature trees including Beech, Holly and Conifer overlooking the top driveway.



Directions



Floor Plan



Total area: approx. 105.4 sq. metres (1134.2 sq. feet)

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.

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