



3 Lancaster Drive

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

Endless searches on Rightmove, Zoopla alerts filling up your inbox? Well let me make this plain and simple for you, I have what your looking for and its ready and waiting in the form of a spacious semi detached property on Lancaster Drive. Located down a cul-de-sac with lovely open views to the front the accommodation of offer comprises a lounge with open coal fire, dining room, fitted kitchen, sun room, three bedrooms and family bathroom. Externally the property benefits from off road parking and a garage with a fully enclosed rear garden. Situated in the popular area of Norton Green close to local amenities and schooling. The search is over, all you need now is to book a viewing.

Offers in excess of £190,000

3 Lancaster Drive

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- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN
- FAMILY BATHROOM & W.C DOWNSTAIRS
- POPULAR LOCATION
- LOUNGE WITH OPEN COAL FIRE
- SUN ROOM
- OFF ROAD PARKING & GARAGE
- DINING ROOM WITH BAY WINDOW
- THREE BEDROOMS
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Porch

A double glazed sliding door leads out to the front aspect with a double glazed to the side aspect.

Entrance Hall

14'8" x 6'3" (4.49 x 1.93)

A double glazed access door leads to the front aspect coupled with a double glazed window to the side. Stairs leading to the first floor. Radiator.

W.C

A double glazed window overlooks the side aspect. Low level W.C. Wall mounted central heating boiler.

Lounge

13'0" x 10'7" (3.97 x 3.24)

Double glazed sliding patio doors lead out to the rear aspect. Exposed brick fireplace housing open coal fire. Television point and radiator.

Dining Room

14'0" x 10'5" (4.27 x 3.20)

A double glazed bay window overlooks the front aspect. Radiator.

Kitchen

13'10" x 6'3" (4.24 x 1.92)

A double glazed window overlooks the side aspect. 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 electric oven and hob with cooker hood above and fridge/freezer. Radiator.

Sun Room

11'0" x 6'3" (3.37 x 1.93)

A double glazed window overlooks the side and rear aspect coupled with a double glazed access door leading out to the rear garden. Velux window to the ceiling. Ceiling spotlights. Access into the garage.

FIRST FLOOR

First Floor Landing

A double glazed window to the side aspect. Radiator.

Bedroom One

13'0" x 10'7" (3.98 x 3.25)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

11'4" x 10'7" (3.46 x 3.25)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

7'6" x 6'6" (2.31 x 1.99)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'3" x 6'4" (2.52 x 1.95)

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 extractor fan. Ladder style towel radiator. Ceiling spotlights and loft access hatch.

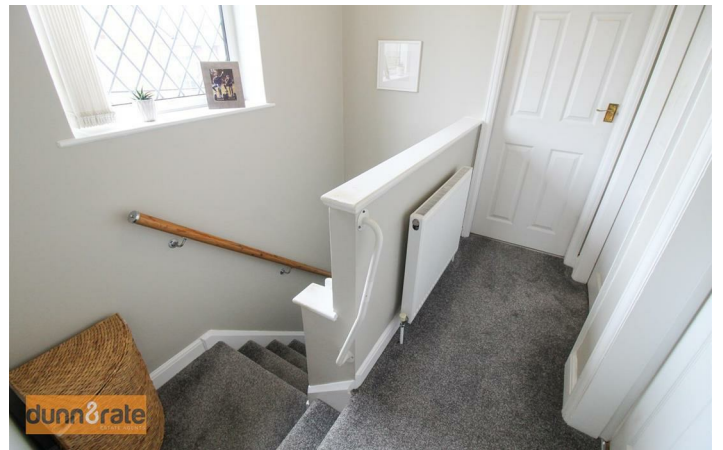
EXTERIOR

To the front the property has a paved driveway leading to the garage and a raised gravelled area with steps leading to the entrance door. To the rear the garden is fully enclosed with a lawned area and pond. Mature flower bed borders and fully enclosed by fencing and garden shed.

Garage

19'1" x 8'7" (5.83 x 2.62)

Double doors to the front and window to the rear. Power and lighting. Space and plumbing for washing machine and tumble dryer. Access door into the sun room.



Floor Plan



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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