

26 Mallorie Road, Norton, Stoke-On-Trent, Staffs, ST6 8ES



Freehold £145,000

Bob Gutteridge Estate Agents are delighted to present this beautifully presented semi-detached home, ideally situated within the convenient and well-connected area of Norton. The property offers access to local shops, schools, and amenities, along with strong transport links across the city. Finished to a good standard throughout, this impressive home combines modern living with everyday comfort, benefitting from Upvc double glazing and gas combination central heating. The accommodation has been thoughtfully arranged and briefly comprises: entrance hall, a welcoming lounge, and a contemporary open-plan fitted kitchen/dining room—perfect for both family life and entertaining. A useful utility room and a versatile former WC/store complete the ground floor. To the first floor, the property offers three well-proportioned bedrooms alongside a family bathroom. Externally, the home continues to impress with gardens to both the front and rear, providing ideal outdoor space for relaxation, along with the added benefit of off-road parking.

An ideal first time purchase or buy to let investment ! Viewing Highly Recommended !

ENTRANCE HALL

With Upvc double glazed frosted front access door, three spotlight fittings, stairs to first floor landing, panelled radiator, ceramic tiled flooring, power points, and doors leading off to rooms including;



LOUNGE 4.93m x 3.15m (16'2" x 10'4")

With Upvc double glazed window to front, artex ceiling with coving, pendant light fitting, wall mounted feature electric fire, double panelled radiator, oak effect laminate flooring, power points, and access leading off to;



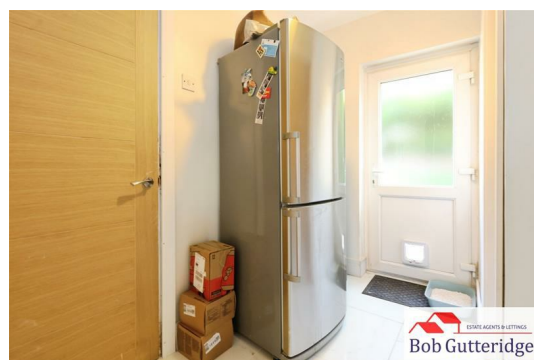
FITTED KITCHEN / DINING ROOM 3.51m x 3.38m (11'6" x 11'1")

With Upvc double glazed window to rear, LED light fitting, double panelled radiator, a range of base and wall mounted high gloss white storage cupboards providing ample cupboard and drawer space, wood effect round edge work surfaces incorporate a resin sink unit with chrome mixer tap, ceramic splashback tiling, ceramic tiled flooring, space for freestanding gas cooker, plumbing for automatic washing machine, power points, and recessed area beneath stairs providing additional storage space. Door providing access to;



UTILITY AREA

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, pendant light fitting, ceramic tiled flooring, and door providing access to;



FORMER WC / STORE 1.37m x 0.86m (4'6" x 2'10")

With frosted window to rear, pendant light fitting, and providing useful domestic storage space.

FIRST FLOOR LANDING

With access to loft space, pendant light fitting, door to built-in storage cupboard providing ample domestic storage space, and doors leading off to rooms including;

FIRST FLOOR BATHROOM 2.39m x 1.70m (7'10" x 5'7")

With Upvc double glazed frosted window to rear, baton light fitting, Aqua boarding to walls, and a modern white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap, panelled bath with mixer tap and shower attachment. Panelled radiator and vinyl cushion flooring.



BEDROOM ONE (REAR) 4.17m x 3.51m reducing to 2.51m (13'8" x 11'6" reducing to 8'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, oak effect laminate flooring, and power points.

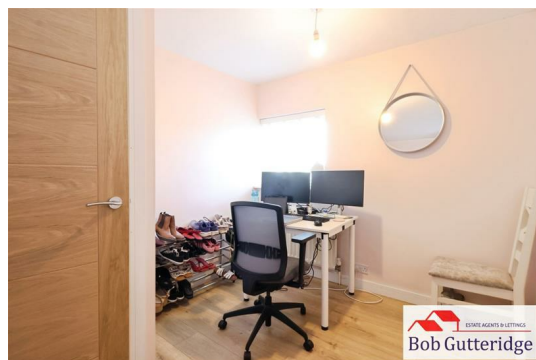


BEDROOM TWO (FRONT) 3.28m x 3.18m (10'9" x 10'5")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, oak effect laminate flooring, and power points.

BEDROOM THREE (FRONT) 3.15m reducing to 1.85m x 2.62m reducing to 1.68m (10'4" reducing to 6'1" x 8'7" reducing to 5'6")

With Upvc double glazed window to front, pendant light fitting, laminate flooring, and power points.



EXTERNALLY

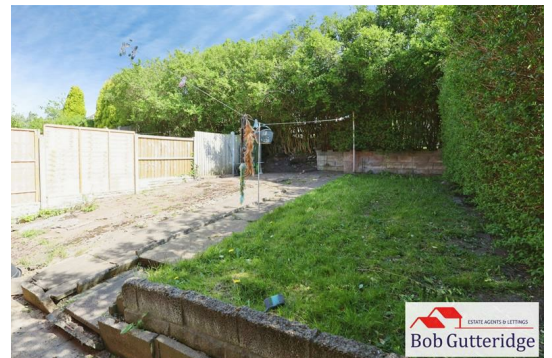


FORE GARDEN

Bounded by mature hedges to borders, paved pathways, lawn section and flagged driveway provides off road parking. Acces leads alongside the property to;

REAR GARDEN

With concrete post and timber fencing along with mature hedges to borders, a paved area provides patio and sitting space, paved pathways and a lawn section.



COUNCIL TAX

Band 'A' amount payable to City of Stoke-on-Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

