

**Lancaster Drive Norton Green Stoke-On-Trent ST6 8NG**



**Offers In Excess Of £150,000**

SOMEONE'S KNOCKING ON THE DOOR, Someone's ringing the bell,  
There'll be a queue of people wanting to view this property we're delighted to sell.  
A spacious THREE BEDROOM semi detached home  
With plenty of potential for you to make it your own.  
There's a large open plan lounge diner to the ground floor  
a kitchen, WC, shower room and so much more!  
On the market at a great price and with NO UPWARD CHAIN  
You have nothing to lose and a lot to gain!  
So what are you waiting for, do not delay,  
Pick up the phone and arrange to view today!

Great opportunity if you are looking for a property where you can make it your own. This well presented semi-detached family home, is situated within the highly regarded and sought after residential area of "Norton Green". This property offers superb potential and boast family sized accommodation through-out. On the ground floor the accommodation comprises, entrance hallway, open-plan lounge/dining room, fitted kitchen and WC. On the first floor three bedrooms and shower room. Double glazing and central heating. No upward chain. Gardens to the front and rear elevations. Driveway providing ample off road parking. Garage. Cul de sac position. No upward chain. Early internal inspection strongly advised.

#### Entrance Hall

Upvc door and double glazed windows to the front aspect. Stairs off to the first floor.

#### Separate WC

Double glazed window to the side aspect. Low level WC and wash hand basin.

#### Open/Plan Lounge/Diner



#### Lounge Area

13'3" into window x 10'10" into alcove (4.06 into window x 3.31 into alcove)

Double glazed window to the front aspect. Feature fireplace housing gas fire. Radiator. Two wall light points and ceiling lights. Folding doors with access into the dining area.

#### Dining Area

12'8" x 10'11" (3.88 x 3.33)

Double glazed window to rear aspect. Feature surround. Radiator. Two wall light points and ceiling light.

#### Kitchen

9'7" x 6'4" (2.93 x 1.95)

Fitted kitchen with wall mounted units, worktops incorporating units below. One and a half bowl stainless steel single drainer sink unit, mixer tap. Plumbing for automatic washing. Double glazed window to the rear aspect. Side door access.

#### First Floor

##### Landing

Double glazed window to the side aspect. Loft access.

##### Bedroom One

14'1" into window x 10'1" (4.30 into window x 3.09)

Double glazed window to the front aspect. Radiator.

##### Bedroom Two

12'9" x 11'0" (3.90 x 3.36)

Double glazed window to the rear aspect. Radiator.





### Bedroom Three

8'0" x 7'4" (2.44 x 2.24)

Double glazed window to the front aspect. Radiator.

### Garage

15'5" x 7'10" (4.71 x 2.41)

Sectional garage.

### Shower Room

8'3" max narrowing to 5'6" x 6'5" (2.52 max narrowing to 1.68 x 1.98)

Shower cubicle housing shower, pedestal wash hand basin and low level WC. Part tiled walls. Cupboard housing gas central heating boiler.

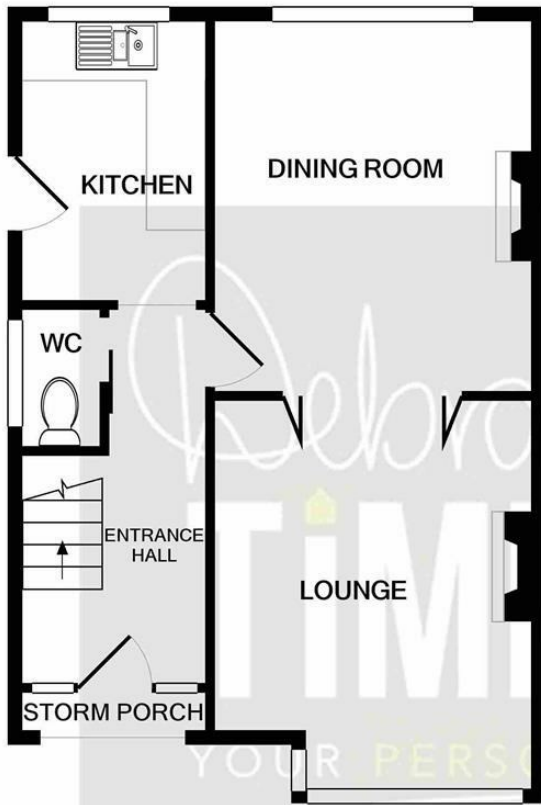


### Externally

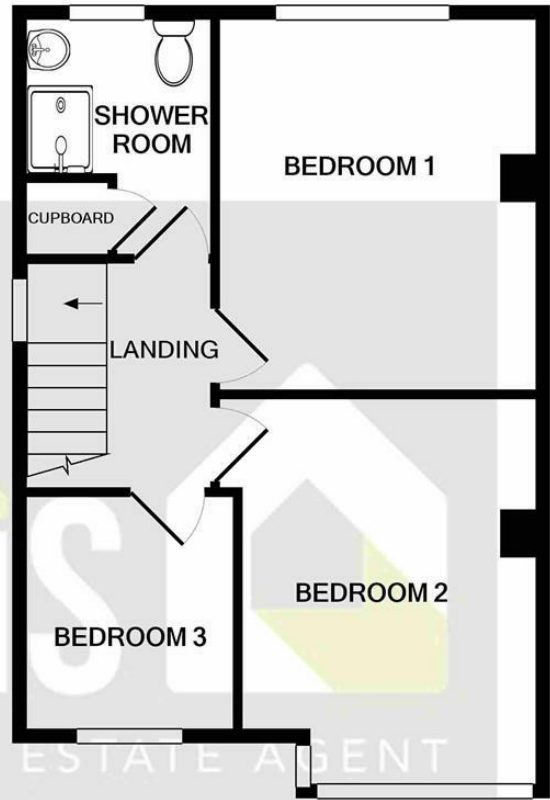
To the front aspect the garden area is laid to lawn with planting borders. Driveway providing ample off road parking with access to the garage.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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