

## Mansfield Grove Norton Heights Stoke-On-Trent ST6 8GT



**Offers In The Region Of £230,000**

## Mansfield Grove, Norton Heights, Stoke-On-Trent, ST6 8GT

Have we got something special for you -  
THREE STOREY HOME, that's ready to view -  
THREE SPACIOUS BEDROOMS, family bathroom & shower room with modern suite -  
a GENEROUS OPEN-PLAN LOUNGE/DINER for all the family to meet -  
Off road parking for your cars -  
a LOVELY GARDEN to chill & view the stars -  
this property you really need to view -  
contact DEBRA TIMMIS ESTATE AGENT & let us arrange this for you.

Nestled in the sought-after area of Mansfield Grove, this well-presented semi-detached house offers a delightful blend of comfort and modern living across three storeys. Originally designed as a four-bedroom home, it has been thoughtfully converted into three spacious bedrooms, providing ample room for relaxation and personal space.

Upon entering, you are welcomed by a bright entrance hall that leads to a convenient shower room and WC. The fitted kitchen is well-equipped, making it a joy for any home cook, while the adjoining utility area adds practicality to daily life. The generous lounge/diner is perfect for entertaining guests or enjoying family time, creating a warm and inviting atmosphere.

The property boasts three well-sized bedrooms, ensuring that everyone has their own sanctuary. The family bathroom is tastefully designed, catering to the needs of the household. With double glazing and central heating throughout, comfort is guaranteed all year round.

Outside, the landscaped rear garden provides a tranquil retreat, ideal for outdoor gatherings or simply unwinding after a long day. Additionally, off-road parking is available, offering convenience and peace of mind. This charming home in a popular location is perfect for families or professionals seeking a blend of space, style, and practicality. Don't miss the opportunity to make this lovely property your own.

### Entrance Hall

Stylish composite door to the front aspect. Double glazed window. Radiator. Stairs off to the first floor.

### Kitchen

16'7" x 7'8" (5.07 x 2.36)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Induction hob with extractor hood above and built-in oven. Stainless steel sink with single drainer and mixer tap. Part tiled splash backs. Double glazed window to the front aspect. Access to the utility.



### Utility Room

7'11" x 5'2" (2.43 x 1.60)

Wall mounted gas central heating boiler. Worktop with space below for washing machine and dryer. Rear door access.

### Bedroom Three

11'9" x 7'10" (3.60 x 2.39)

Double glazed window. Radiator. Useful storage cupboard.

### Shower Room/WC

5'6" x 3'6" (1.68 x 1.07)

Suite comprises, shower cubicle housing Mains shower, pedestal wash hand basin and low level WC. Heated towel rail.

### First Floor

#### Landing

Double glazed window. Radiator.

#### Lounge/Diner

Open-plan comprises;



### Lounge Area

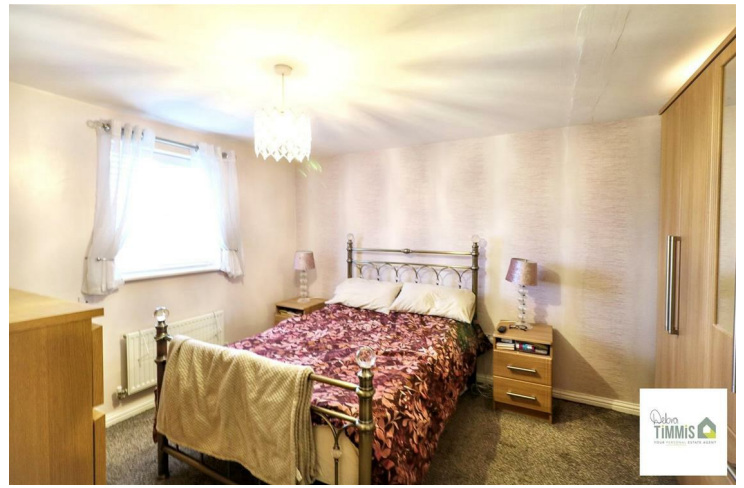
17'5" x 10'5" (5.32 x 3.19)

Double glazed window and double glazed French doors with access to the Juliet balcony. Radiator.

### Dining Area

11'9" x 11'0" (3.60 x 3.36)

Double glazed window. Radiator. Space for dining table.



### Bedroom Two

17'5" max narrowing to 9'10" x 9'11" max (5.33 max narrowing to 3.01 x 3.03 max)

Formally this room was two bedrooms and now converted into one bedroom. Two double glazed windows and two radiators. Useful storage cupboard.

### Externally

Off road parking to the front aspect. Enclosed landscaped rear garden with patio seating area.

### Second Floor

#### Landing

Loft access. Airing cupboard. Radiator.

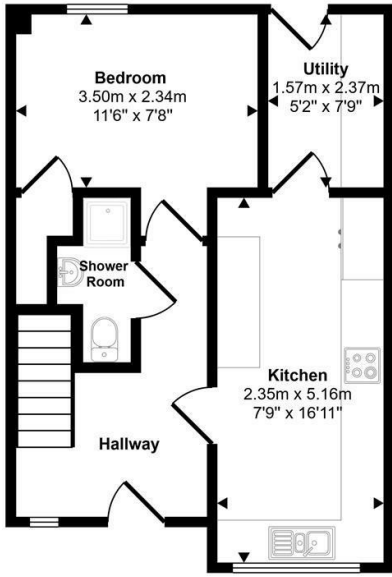
#### Bedroom One

12'9" x 11'1" (3.91 x 3.4)

Double glazed window. Radiator.



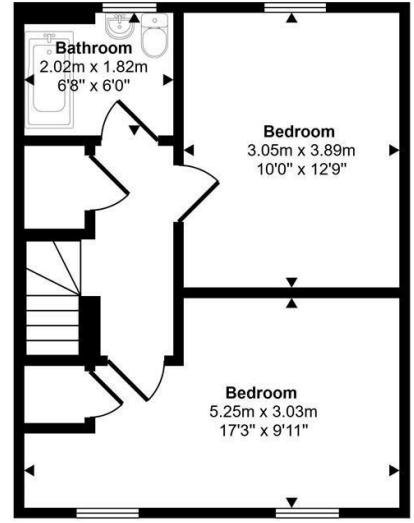
Approx Gross Internal Area  
112 sq m / 1207 sq ft



Ground Floor  
Approx 38 sq m / 414 sq ft

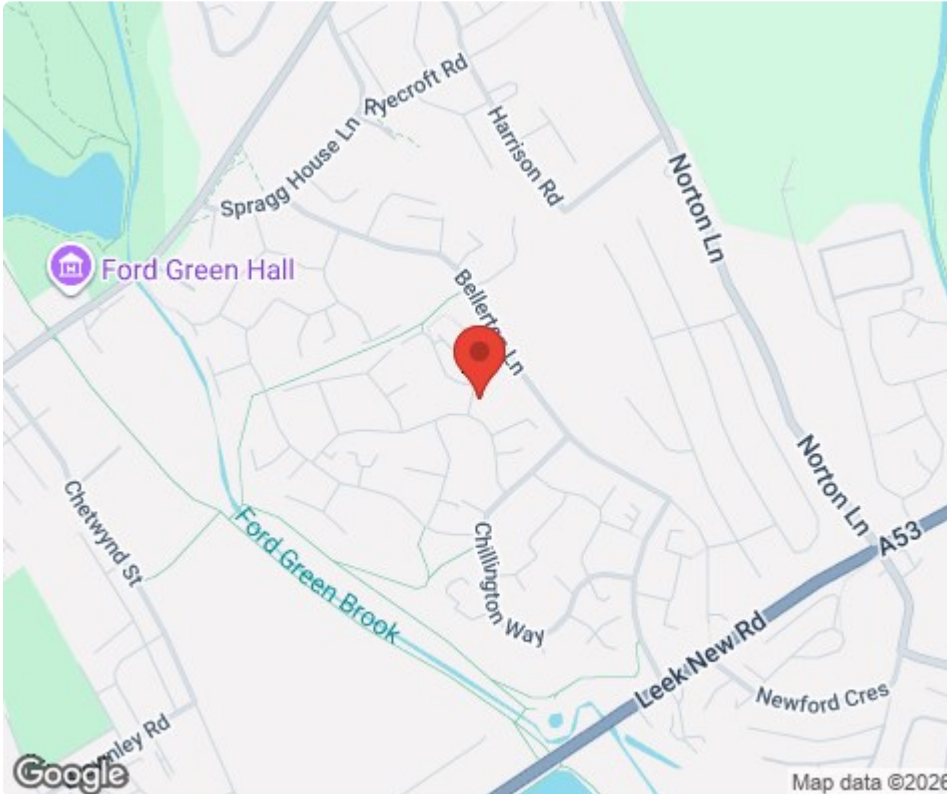


First Floor  
Approx 37 sq m / 395 sq ft



Second Floor  
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

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

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