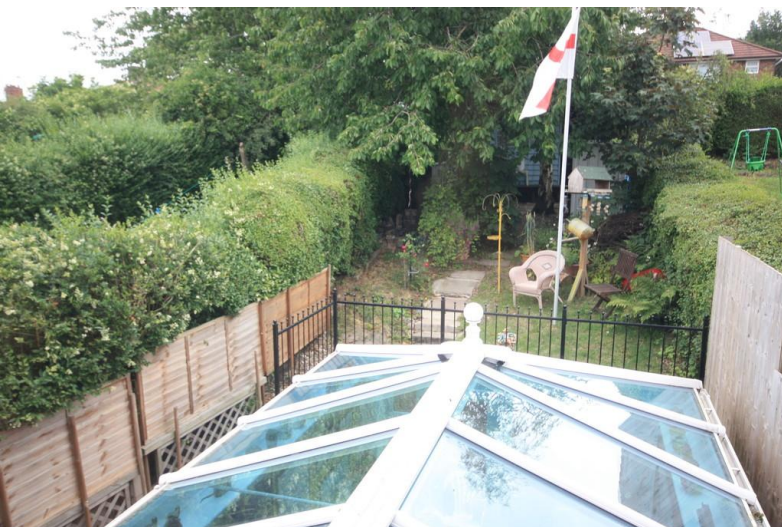


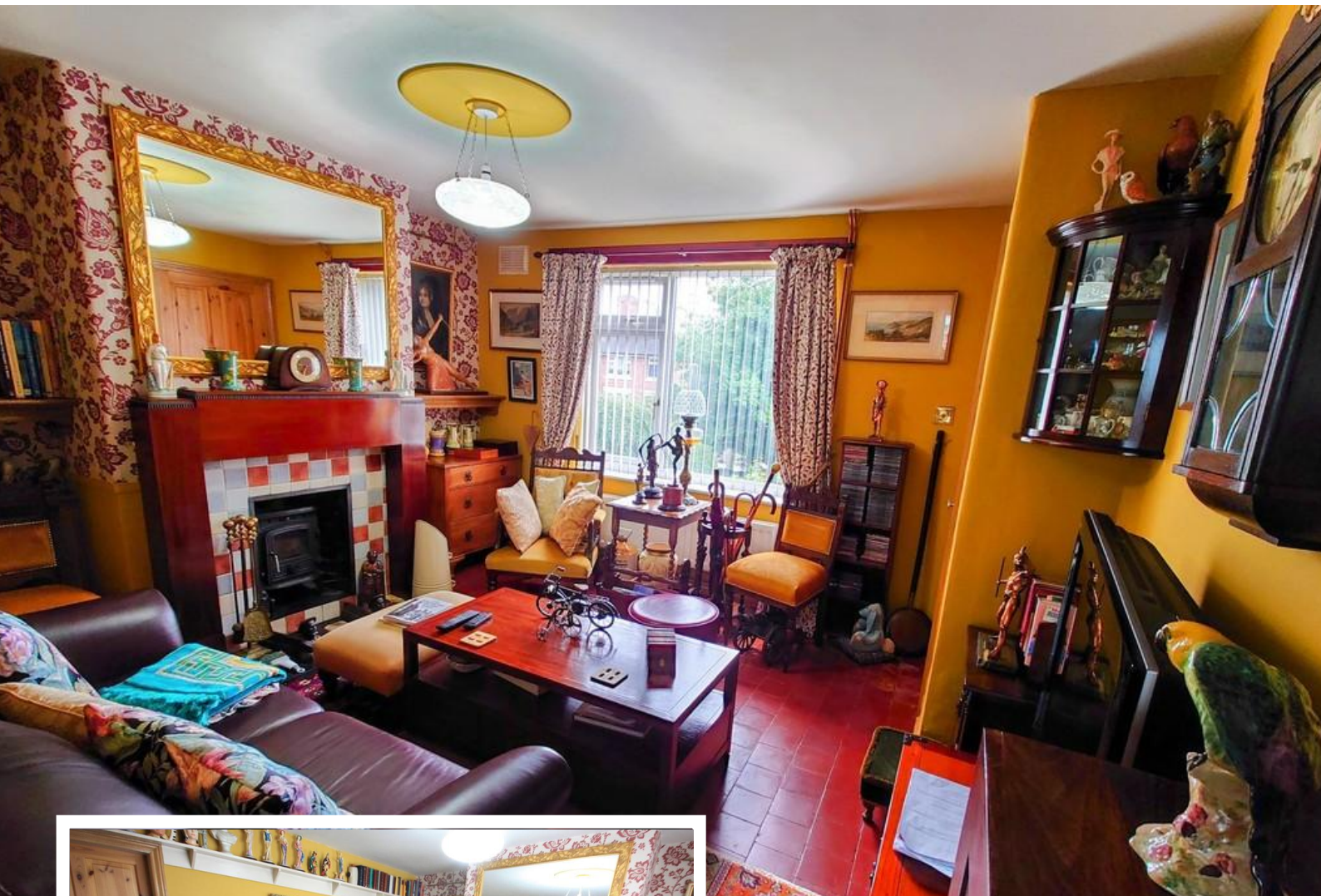


Norris Road
Tunstall, ST6 7AT

- A MID TOWN HOUSE
- WITH CONSERVATORY TO REAR
- HALL, LOUNGE, BREAKFAST KITCHEN
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G & GAS C/HEATING
- STOVE FITTED IN THE LOUNGE

£110,000





Property Description

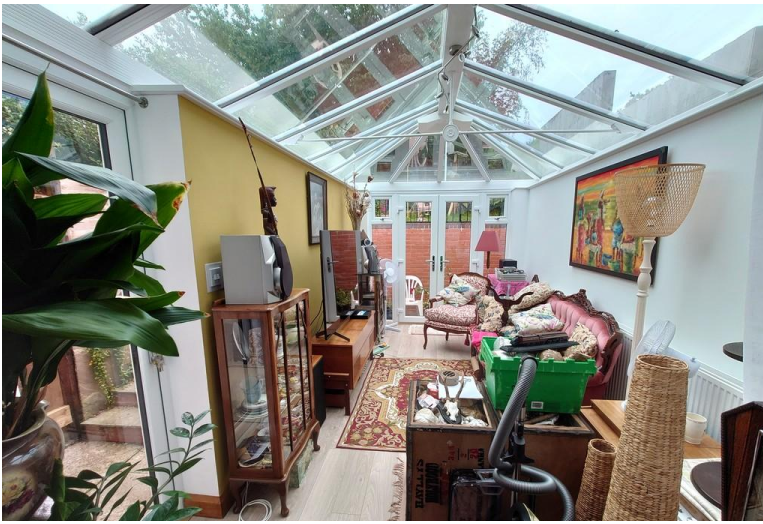
INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented town house, comprising entrance hall, lounge, kitchen/dining room, a conservatory over looking the garden, two double bedrooms, (potential to split the main bedroom to form a third) a first floor bathroom. Externally landscaped & established gardens to the front and rear. UPVC double glazing and gas central heating, a stove fitted in the lounge. The property is located within easy access to all amenities and road links leading to the A500 via High Lane and the City Centre with Newcastle and other larger towns close by. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST6 7AT from Greenbank Road turn into Thornley Road and right into Norris Road and the property can be found on the left hand side.

ENTRANCE HALL



Composite front entrance door, radiator, tiled floor, staircase to the first floor. Door to:

LOUNGE

13' 1" x 11' 9" (3.99m x 3.58m)

Window to the front, radiator, chimney breast and inset stove, tiled floor.

KITCHEN/DINING ROOM

13' 1" x 8' 10" (3.99m x 2.69m)

Worksurfaces, wall cupboards, Belfast sink, spaces for appliances, splash back tiling, radiator, under stairs store area, tiled floor. Arch to:



CONSERVATORY

16' 0" x 8' 8" (4.88m x 2.64m)

A U PVC double glazed conservatory high walls and two sides, two radiators.

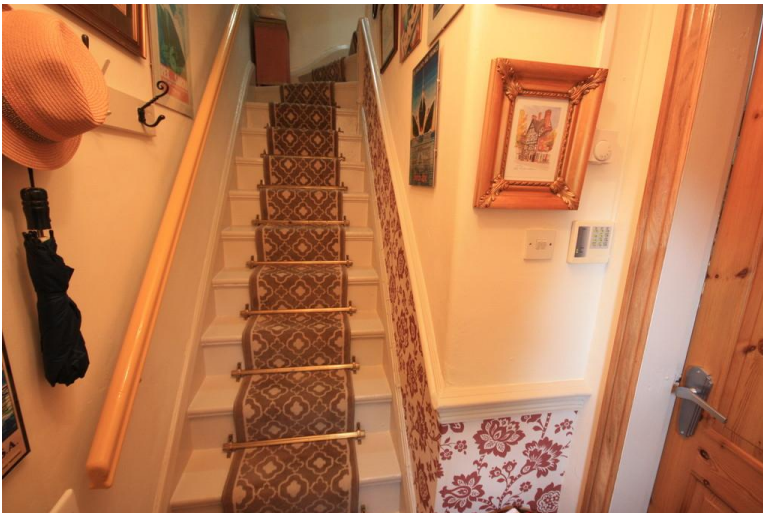
FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

16' 5 MAX" x 10' 3" (5m x 3.12m)

Two windows to the front, some potential to split room into two to form a third bedroom.



BEDROOM TWO

10' 11" x 9' 5" (3.33m x 2.87m)

Window to the rear, radiator.

BATHROOM

Comprising a panelled bath, low level w.c, wash hand basin. Store cupboard with a Vaillant Eco Tech Pro Combi gas central heating boiler, radiator, window to the rear.

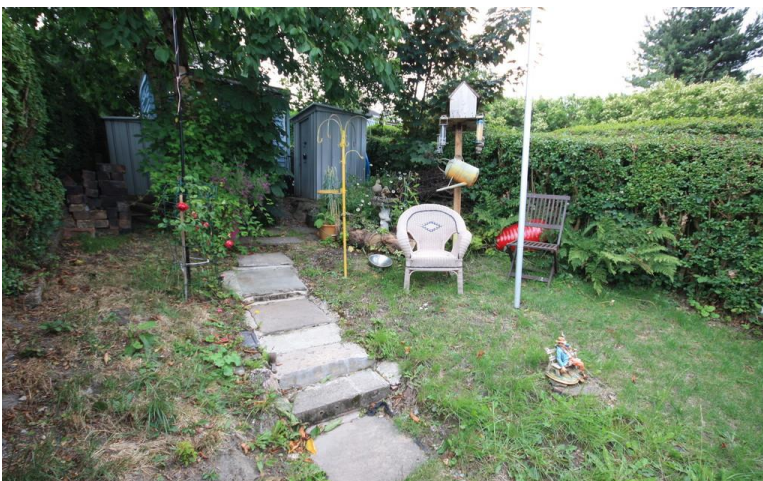
EXTERNALLY

FRONT GARDEN

A garden area with shrub borders, lawn.

REAR GARDEN

A garden area, laid to lawn and paved path way.



OUTBUILDING

11' 11" x 10' 4" (3.63m x 3.15m)

Windows to front & rear, electric light and power.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS



NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke On Trent City Council

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements