

FOR SALE



Peascroft Road, Norton, Stoke On Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £104,950



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- Semi Detached Family Home
- Three Bedrooms
- Utility Room with WC
- Part Upvc Double Glazing
- Gas Central Heating



HALL 5' 11" x 3' 0" (1.8m x 0.91m) Upvc double glazed door to the front, carpet to floor

LOUNGE 19' 8" x 10' 4" (5.99m x 3.15m) Upvc double glazed window to the front elevation, Upvc double glazed patio door to the rear, TV aerial point, chimney breast, gas fire, central heating radiator

KITCHEN/DINER 11' 7" x 11' 6" (3.53m x 3.51m) Upvc double glazed windows to the rear and side elevations, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, space for fridge freezer, central heating radiator, under stairs storage, carpet to floor

UTILITY ROOM 8' 5" x 7' 11" (2.57m x 2.41m) Upvc double glazed windows to the side and rear elevations, space for fridge freezer, tumble dryer, space and plumbing for washing machine, carpet to floor, LLWC

STAIRS AND LANDING Loft access, insulated, built in airing cupboard with lagged tank, carpet to floor

BEDROOM 10' 11" x 10' 4" (3.33m x 3.15m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

BEDROOM 10' 4" x 8' 4" (3.15m x 2.54m) Upvc double glazed window to the rear elevation, central heating radiator, carpet to floor



BEDROOM 13' 10" x 11' 8" (4.22m x 3.56m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

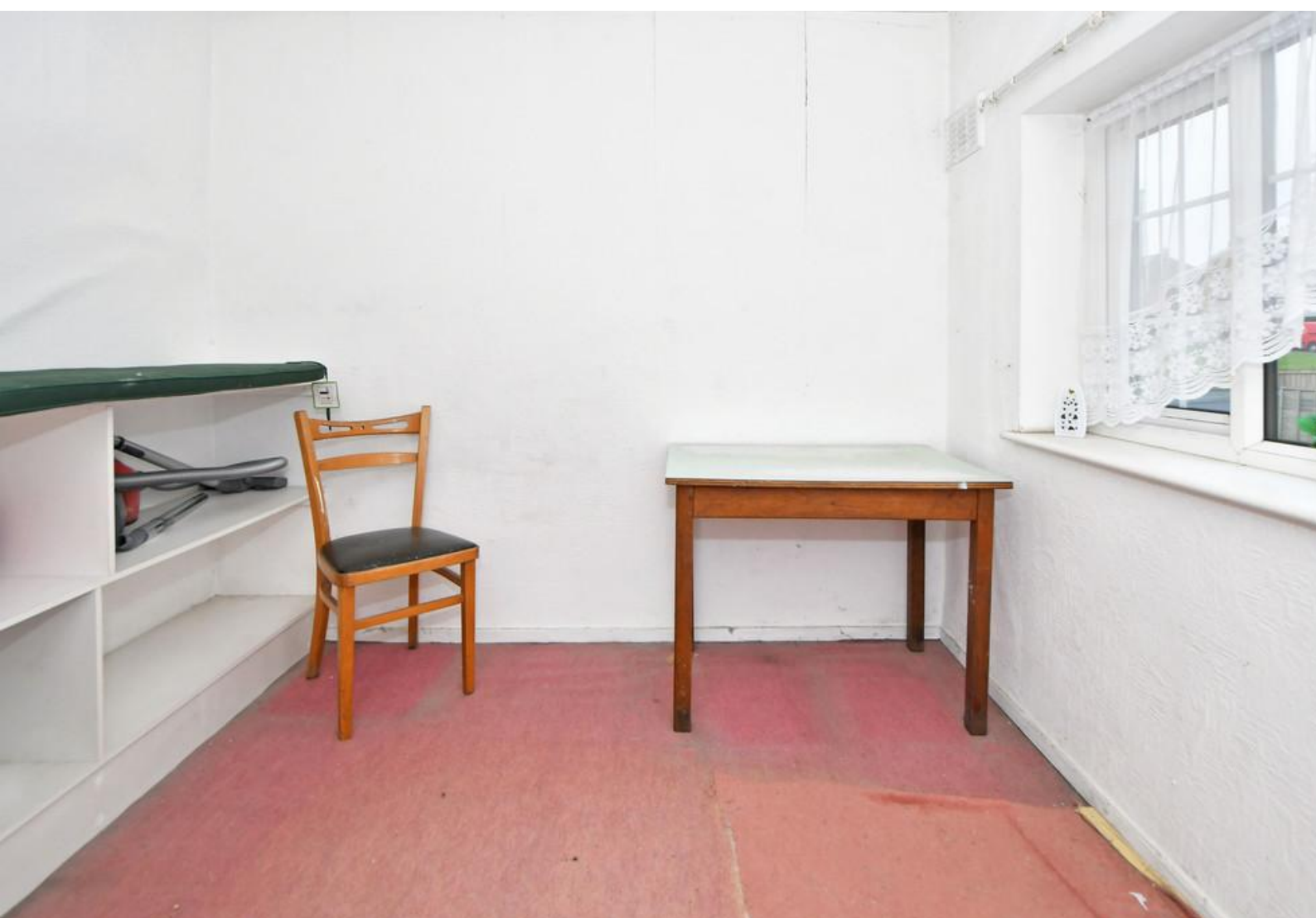
BATHROOM 7' 10" x 5' 6" (2.39m x 1.68m) Upvc double glazed frosted window to the side elevation, central heating radiator, carpet to floor

GARAGE Single garage with wood doors

REAR GARDEN Lawn area, patio area, paved, enclosed by fence and hedge









All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.