

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



Offers In Excess Of £165,000

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

A GOOD SIZED FAMILY HOME in NORTON GREEN -
THREE BEDROOMS and SPACIOUS BATHROOM -
Lounge, Dining Room and Fitted kitchen -
Sit & relax in the LOVELY GARDEN ROOM -
with a glass of wine & a book with a good story -
Located within a pleasant Cul De Sac -
If you think this sound like the perfect home for you -
Be quick, call DEBRA TIMMIS ESTATE AGENTS to view.

Much loved family home, ideally positioned within a cul de sac. Great opportunity if you are looking for a good family sized home. The accommodation comprises of entrance hall, separate WC, lounge, dining room, fitted kitchen and garden room. On the first floor there are three bedrooms and family bathroom. Double glazed windows and doors. Central heating. Driveway with access to the garage. gardens to the front and rear elevation. Viewing is strongly recommended to avoid any disappointment.

Entrance Porch

With sliding door.

Entrance Hall

Upvc door to the front aspect. Double glazed window to the side aspect. Stairs off to the first floor. Radiator.

Separate WC

With low level WC. Gas central heating boiler.

Lounge

13'1" x 10'9" into alcove (4.01 x 3.28 into alcove)
Exposed brick feature with inset open fire. Radiator.
Coving to ceiling. Double glazed patio door with access into the rear garden.

Dining Room

13'3" x 10'6" (4.06 x 3.22)
Double glazed box window to the front aspect. Radiator.



Kitchen

13'11" x 6'3" (4.26 x 1.93)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboard below. Integral fridge/freezer. Four ring induction hob, built-in oven and extractor fan. One and a half single drainer sink unit. Tiled walls. Double glazed window to the rear aspect.

Garden Room

11'2" x 6'3" (3.42 x 1.91)

Double glazed windows. Upvc stable style door to the side aspect, Radiator. Tiled floor. Access into the garage.



First Floor

Landing

Bedroom One

13'1" x 10'8" (3.99 x 3.27)

Double glazed window. Radiator.

Bedroom Two

11'5" x 10'8" (3.49 x 3.27)

Double glazed window. Radiator.

Bedroom Three

7'10" x 6'6" (2.39 x 1.99)

Double glazed window. Radiator.

Bathroom

8'3" x 6'5" (2.53 x 1.97)

Suite comprises, panelled bath, shower cubicle housing Triton shower unit, vanity wash hand basin and low level WC. Heated towel rail. Double glazed window. Loft access. Tiled walls.



Garage

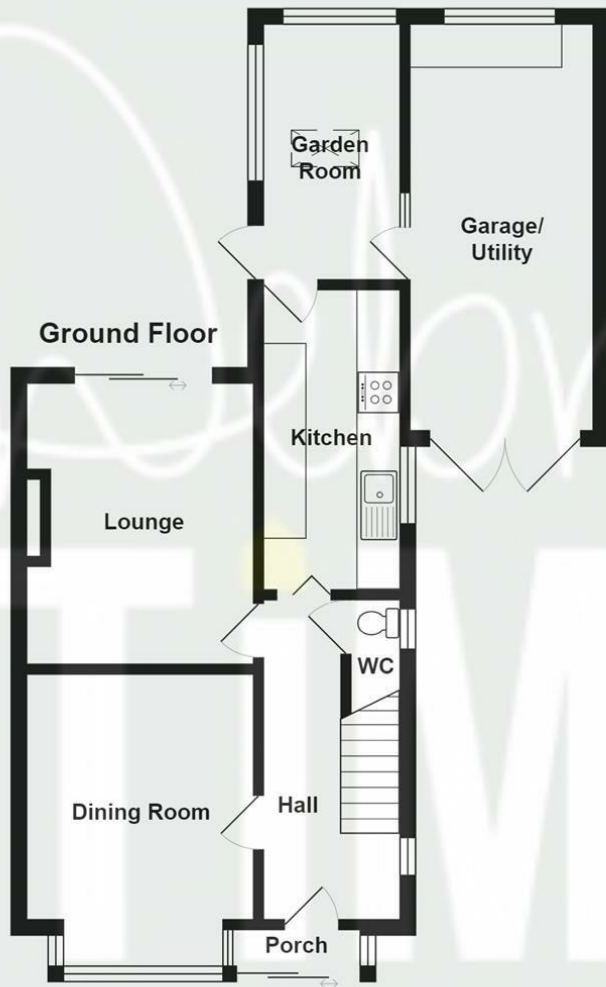
19'1" x 8'6" (5.83 x 2.61)

With power and light. Plumbing and space for automatic washing machine.

Externally

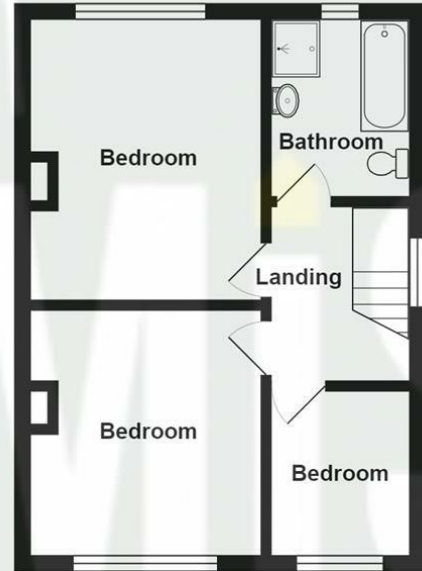
To the front aspect there is a gravelled garden area. Driveway providing off road parking. Enclosed rear garden with seating area, feature garden with inset ornate pond.





Total Area: 110.5 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	63	
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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