

Norton Avenue Tunstall Stoke-On-Trent ST6 7ER



Offers In The Region Of £95,000

Norton Avenue, Tunstall, Stoke-On-Trent, ST6 7ER

If you have been searching for a house on NORTON AVENUE -
We have the PERFECT HOME, i'm sure you'll feel the same -
Having a BEAUTIFUL FITTED KITCHEN, lounge/diner and bedrooms of TWO plus BOX ROOM -
A MODERN BATHROOM, there's really no work to do! -
Ideal for FIRST TIME BUYERS or a BUY TO LET -
Close to shops, school and amenities, all requirements should be met -
If that sounds perfect, and what you're looking for -
Call DEBRA TIMMIS ESTATE AGENTS and we will show you more.

Looking for that perfect home but can't find 'the one?' Then look no further, as we have the PERFECT one for you! This beautifully presented end terrace property is ideally positioned within easy reach of local amenities, schools and commuter links. The accommodation comprises, entrance porch, hall, open-plan lounge/dining room, modern fitted kitchen and bathroom. On the first floor, spacious landing, two double bedrooms and box room. Double glazing and central heating, need i say more to tempt you to come and have a look???

Entrance Porch

Double doors with access into the hallway.

Entrance Hall

With stairs off to the first floor.

Lounge/Diner

Spacious open-plan lounge/diner comprises;

Lounge Area

14'0" x 10'9" (4.28 x 3.28)

Double glazed box window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Coving to ceiling.



Dining Area

14'2" x 11'5" (4.34 x 3.50)

Double glazed window to the rear aspect. Radiator.

Kitchen

10'10'5" x 8'11" (308 x 2.74)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl stainless steel single drainer sink unit, mixer tap. Part tiled splash backs. Induction hob and built-in oven. Plumbing and space for automatic washing machine. Cupboard housing Baxi gas central heating boiler. Useful storage cupboard. Double glazed window to the side aspect. Tiled floor.



Lobby

Side door access.

Bathroom

9'1" x 8'3" (2.79 x 2.54)

White suite comprises, panelled bath with shower attachment, shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled walls. Radiator. Double glazed window to the rear aspect. Tiled floor.



First Floor

Landing

Double glazed window to the rear elevation.

Bedroom One

12'3" x 9'9" (3.74 x 2.99)

Double glazed window. Radiator.



Bedroom Two

14'3" x 9'3" max (4.35 x 2.84 max)

Double glazed window. Radiator.

Box Room

12'2" x 4'5" (3.72 x 1.35)

Double glazed window. Radiator.

Externally

Enclosed rear yard with blocked paved seating area.

Pedestrian access.





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) A		
(81-91) B		78
(69-80) C	65	
(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 (CO ₂) 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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