



## Westmoreland Grove, Norton, TS20 1PA

This semi-detached home is available for sale with no onward chain and offers a unique opportunity to create your ideal living space in one of Norton's most sought-after locations. Just off Junction Road, close to Norton Village with its thriving High Street, popular amenities, sports facilities, highly regarded schools and the idyllic village Green/Duck Pond.

The ground floor features a welcoming entrance hall, leading to a lounge with feature gas fireplace and a separate dining room with French doors to the rear garden, perfect for family gatherings or entertaining. The extended kitchen/breakfast room is a good size and offers plenty of potential.

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Upstairs, you'll find three well-proportioned bedrooms, including two with fitted wardrobes. A family bathroom, complete with a separate bath and shower, serves the upstairs accommodation.

The property benefits from gas central heating, double glazing, and a new boiler installed in 2023. Externally, there's ample private parking, with a block paved driveway leading to a detached garage for additional storage. The large rear garden provides a wonderful outdoor space.

£195,000



3



1



2



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HALL

LOUNGE

12'11" x 10'5" (3.94m x 3.18m)

DINING ROOM

12'2" x 11'10" (3.71m x 3.61m)

KITCHEN/BREAKFAST ROOM

19'9" x 6'3" < 9'1" (6.02m x 1.91m < 2.77m)

LANDING

BEDROOM ONE

14'2" x 10'9" (4.32m x 3.28m)

BEDROOM TWO

11'4" x 8'6" (3.45m x 2.59m)

BEDROOM THREE

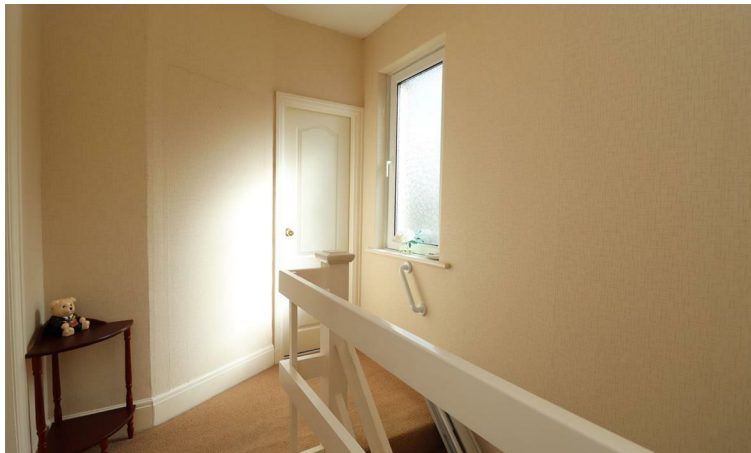
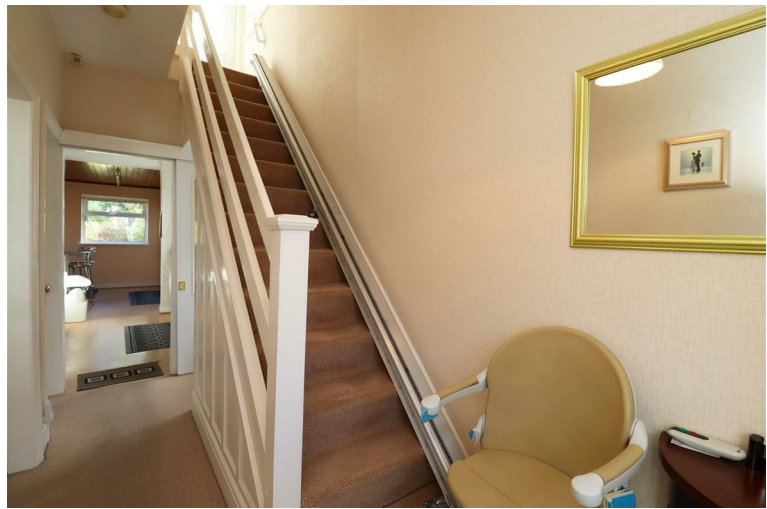
7'6" x 6'5" (2.29m x 1.96m)

BATHROOM

7'8" x 6'10" (2.34m x 2.08m)



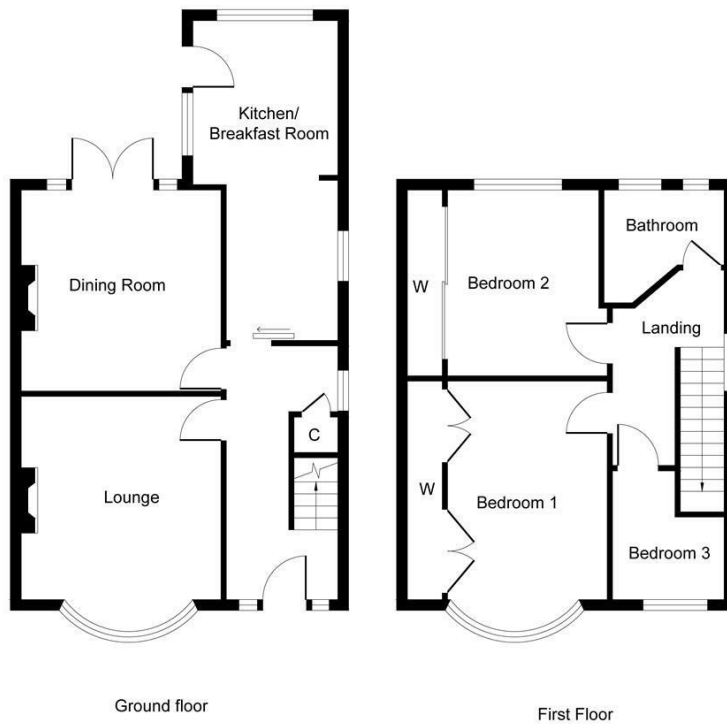
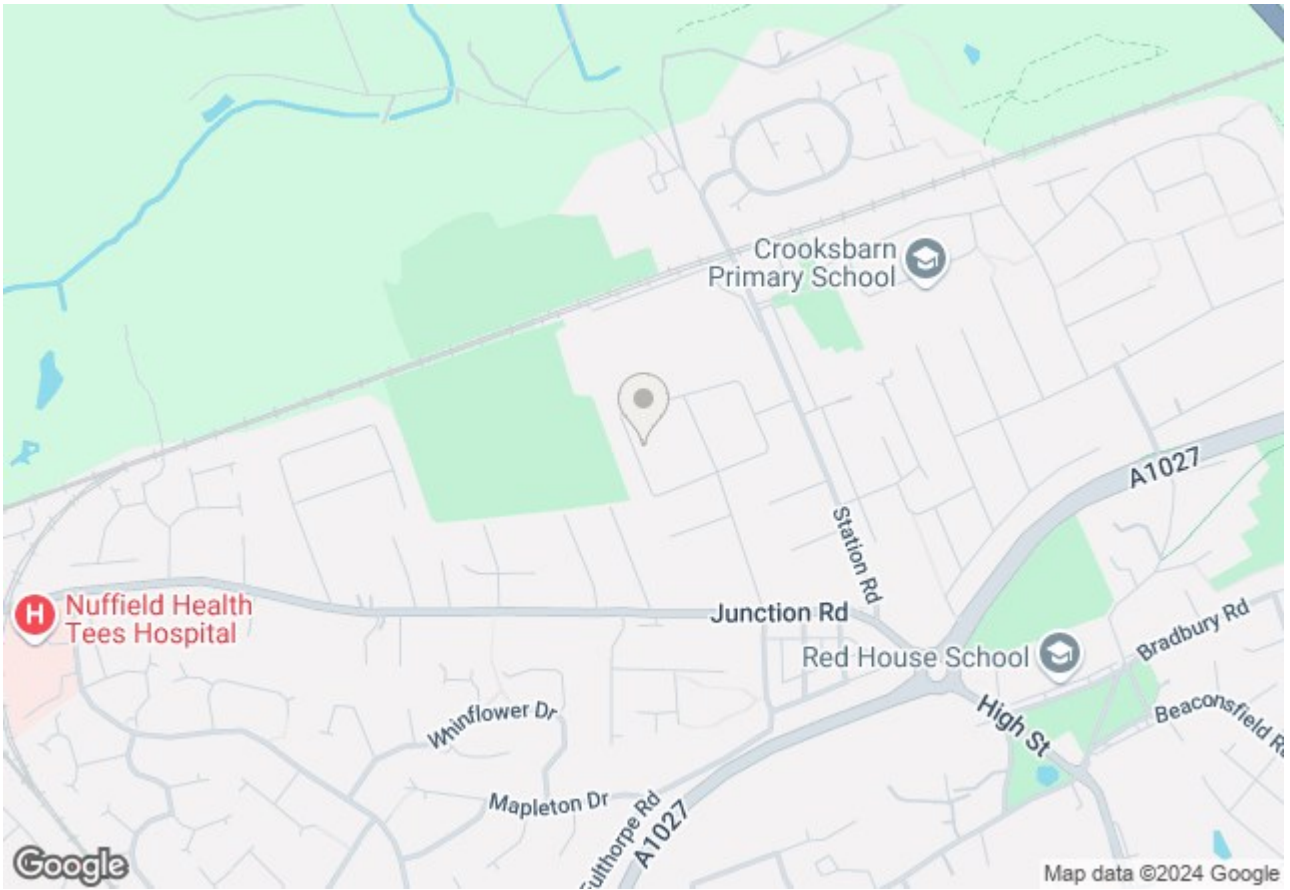
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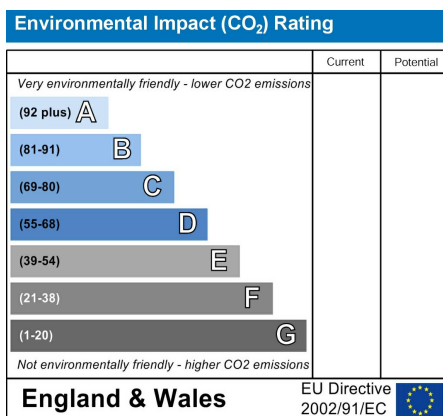
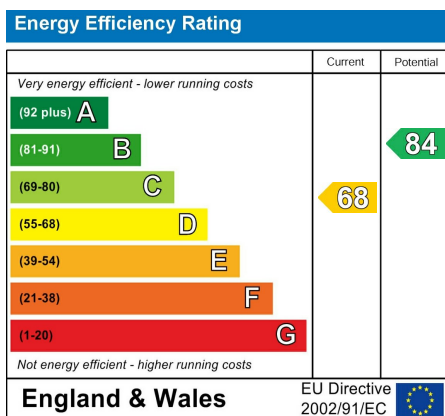
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## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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