



Flatts Road
Norton, ST6 8JB

- LOCATED WITHIN A POPULAR LOCATION
- SEMI RURAL
- TWO RECEPTION ROOMS
- A MODERN UPDATED KITCHEN
- GOOD SIZED GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- POTENTIAL TO CREATE A THIRD BEDROOM
- UPVC D/G, STOVE FOR HEATING

£139,950





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious terraced house within a popular semi rural location with lots of amenities close by and open countryside & views, comprising two reception rooms, an updated modern kitchen with plenty of base and wall units, rear hall, a ground floor white spacious bathroom. Two first floor bedrooms with access to a potential third bedroom (approx 11 x 6) . Externally a forecourt to the front, a rear garden area. UPVC double glazing, a gas boiler provides the hot water supply, a stove supplies heating. The property is located within a popular, convenient location with access to all amenities, great road links to the A53/A527/A500 rail links at Stoke, Kidsgrove, Congleton. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST6 8JB follow the road and the property can be found on the left hand side.



ENTRANCE PORCH

UPVC double glazed doors and windows

DINING ROOM

11' 11" x 9' 9" (3.63m x 2.97m)

Window to the front. Tiled floor, coving to the ceiling.

LOUNGE

11' 10" x 11' 10" (3.61m x 3.61m)

Window to the rear, under-stairs storeroom. Fitted stove to provide the heating with a tiled hearth.



KITCHEN

11' 5" x 6' 2" (3.48m x 1.88m)

A range of updated base and wall cupboard units. Work surfaces, single drainer sink. Electric oven. Concealed Ferroli gas-central-heating boiler supplies the hot water, plumbing for washing machine. Window to the side. Splash-backs. Recessed spot lights to the ceiling.

REAR HALL/UTILITY AREA

6' 0" x 4' 0" (1.83m x 1.22m)

With a part-glazed external door. Space for condenser dryer and storage.



GROUND FLOOR BATHROOM

10' 2" x 5' 11" (3.1m x 1.8m)

A good sized ground floor bathroom comprising a panel bath, low level W.C., wash hand basin, over bath shower, splash back tiling to the walls, window to the side. Tiled floor.

FIRST FLOOR LANDING

With access to bedroom one, bedroom two, and potential bedroom three. Access to the loft.

BEDROOM ONE

11' 11" x 9' 9" (3.63m x 2.97m)

Window to the front with a pleasant aspect.



BEDROOM TWO

11' 11" x 11' 10" (3.63m x 3.61m)

Window to the rear with a partial view to the right, over-stairs store area. Door to potential bedroom three.

POTENTIAL BEDROOM THREE

10' 10" x 6' 2" (3.3m x 1.88m)

Windows to the rear.

EXTERNALLY

FORECOURT TO THE FRONT



REAR GARDEN

A rear garden area with a paved patio area leading to the garden, which attracts afternoon sun.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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

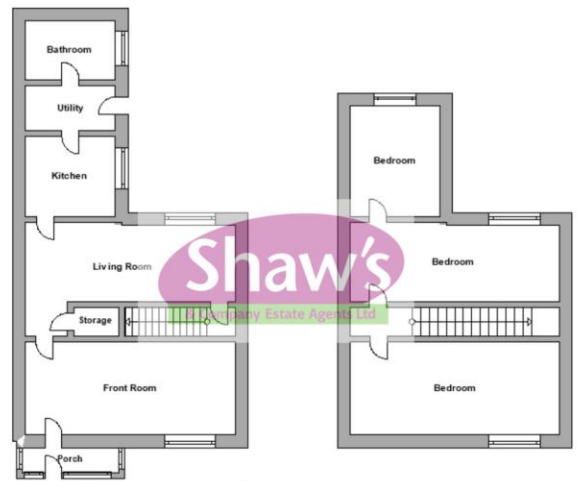
COUNCIL TAX BAND A

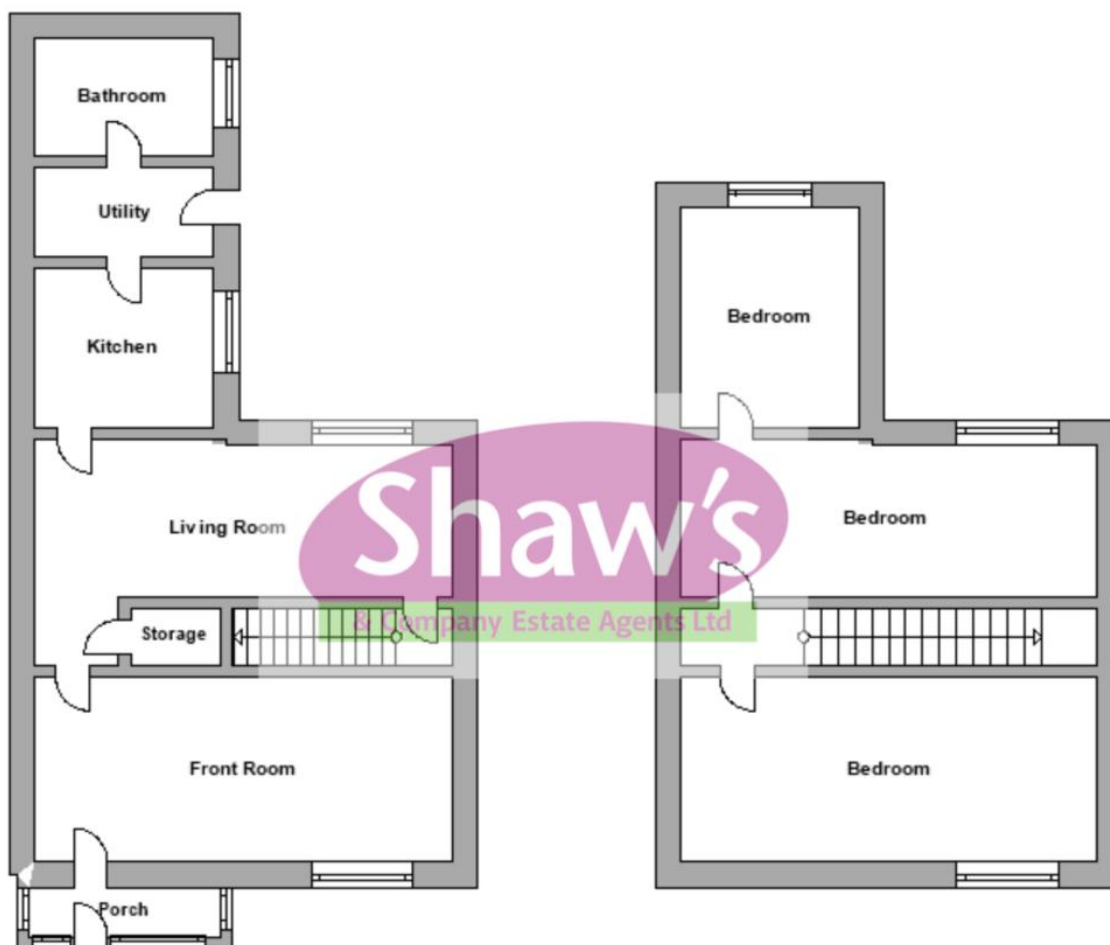
EPC RATING (PDF available online)

Current: Potential:









Whilst every attempt has been made to ensure the accuracy of the floorplan 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 and the floorplan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder.

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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