



3 Clifford Avenue

Norton Green, Stoke-On-Trent, ST6 8NN

This home is a fantastic canvas for anyone looking to invest in a property with great potential in a lovely neighbourhood. With its generous layout and desirable location, this semi-detached house is not to be missed. Sold with no upward chain and nestled in the charming area of Norton Green, Clifford Avenue presents an excellent opportunity for those seeking a spacious family home. The house sits on a sizeable plot, offering open views that enhance the sense of space and tranquillity. While the property is big in size, it is in need of some updating, allowing you to put your personal touch on it and create your dream home. The accommodation comprises a lounge, fitted kitchen/diner, wet room and W.C, three bedrooms, family bathroom and a fully converted attic room. Externally the property benefits from off road parking and a garage. To the rear the property is fully enclosed and framed with mature trees and shrubbery. Close to local amenities, schooling, canal walkways and commuter links. It's time to get creative and it starts with a viewing! Call today on 01782 789369.

£169,950

3 Clifford Avenue

Norton Green, Stoke-On-Trent, ST6 8NN



- SPACIOUS SEMI DETACHED PROPERTY
- KITCHEN/DINER
- FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN
- SITTING ON A SIZEABLE PLOT
- DOWNSTAIRS WET ROOM
- FULLY CONVERTED ATTIC ROOM
- LARGE LOUNGE
- THREE BEDROOMS
- OFF ROAD PARKING & GARAGE

GROUND FLOOR

Entrance Hall

5'4" x 4'6" (1.65 x 1.39)

The property has a UPVC entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

13'6" x 13'5" (4.14 x 4.09)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Radiator and television point.

Open Plan Kitchen/Diner

Kitchen

10'0" x 5'11" (3.05 x 1.82)

A double glazed window overlooks the rear and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above. Space and plumbing for washing machine and tumble dryer. Tiled flooring and ceiling spotlights.

Dining Area

9'10" x 8'2" (3.02 x 2.50)

Tiled flooring and radiator. Space for table and chairs.

Rear Hall

7'1" x 3'0" (2.17 x 0.92)

A double glazed access door leads out to the side aspect. Wall mounted

central heating boiler and under stairs storage.

Wet Room

6'1" x 4'7" (1.86 x 1.42)

A double glazed window overlooks the rear aspect. Fitted with a wash hand basin and a electric shower, access to the W.C.

W.C

6'5" x 2'9" (1.97 x 0.86)

A double glazed window overlooks the rear and side aspect. Low level W.C and radiator.

FIRST FLOOR

First Floor Landing

9'8" x 5'11" (2.96 x 1.81)

A double glazed window overlooks the side aspect. Storage cupboard.

Bedroom One

13'7" x 8'2" (4.16 x 2.51)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes. Radiator.

Bedroom Two

9'11" x 8'3" (3.04 x 2.53)

A double glazed window overlooks the rear aspect. Fitted wardrobe and storage cupboards. Radiator.

Bedroom Three

6'7" x 5'10" (2.01 x 1.80)

A double glazed window overlooks the front aspect. Radiator. Stairs lead to the attic room.

Bathroom

6'0" x 5'1" (1.83 x 1.56)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

SECOND FLOOR

Attic Room

13'0" x 10'3" (3.97 x 3.13)

A double glazed window overlooks the rear aspect. Fitted storage cupboards and drawers.

EXTERIOR

To the front there is a block pave driveway and frontage leading down the side to a carport and access to the garage. The rear garden is sizeable and fully enclosed with paved patio seating areas stepped down to mature trees and shrubbery. Two garden sheds.

Garage

Up and over door with a window to the side and rear aspect.



Floor Plan



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. 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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