



## 38 Knypersley Road Norton, Stoke-On-Trent, ST6 8HX

Tick tock, tick tock! Are you tired of waiting for that perfect first property, to get you on the property ladder, or that ideal new addition to your property portfolio! Well the wait is over, as I have to offer you this well presented terraced property on Knypersley Road in Norton! Ideally located close to local amenities and excellent commuter links. This terraced property is sold with no upward chain and is ready for a new owner, comprising of an open plan kitchen and lounge/diner, ground floor bathroom and two double bedrooms to the first floor. Externally there is a gated rear courtyard. The clock has struck and your wait is finally over, call and book your viewing today!

**£85,000**

# 38 Knypersley Road

Norton, Stoke-On-Trent, ST6 8HX



- SPACIOUS TERRACED PROPERTY
- TWO GOOD SIZED BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- OPEN PLAN KITCHEN & LOUNGE/DINER
- REAR ACCESS YARD
- EARLY VIEWING A MUST
- GROUND FLOOR BATHROOM
- POPULAR LOCATION

## GROUND FLOOR

### Open plan Kitchen and Lounge/Diner

28'11" x 11'2" (max) (8.83 x 3.41 (max))

A UPVC door opens into the lounge/diner, with a window to the front aspect and stairs to the first floor. Electric fire, radiator and a door to under-stair storage. The kitchen is fitted with a range of wall and base storage units, coordinating worksurface areas and inset stainless steel sink and drainer. Space for a

fridge/freezer and washing machine. Radiator.

### Bathroom

6'5" x 5'6" (1.96 x 1.70)

A UPVC window looks out to the rear aspect. Fitted suite comprising of bath with shower over head, Low level WC and wash hand basin, Fully tiled, towel radiator and extractor fan.

## FIRST FLOOR

### Landing

3'2" x 2'9" (0.99 x 0.86)

Stairs from the ground floor. Airing cupboard housing boiler and loft access hatch.

### Bedroom One

13'4" x 11'0" (4.08 x 3.36)

A UPVC window looks out to the front aspect. Radiator.

### Bedroom Two

9'7" x 8'11" (2.93 x 2.73)

A UPVC window looks out to the rear aspect. Radiator.

## EXTERIOR

To the rear of the property there is small gated courtyard.



## 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 fixtures 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		87
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	