



## **1 Yardley Street, Norton Green, Stoke On Trent, ST6 8NP**

**Offers in excess of £140,000**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

'The country does what the city cannot. It quiets the mind and brings simplicity into one's life.' - Donna Goddard

This charming end-terrace cottage offers a taste of semi-rural living with open green spaces on your doorstep whilst remaining within easy access to local amenities. With two multi-fuel burners, two double bedroom, and plenty of storage solutions, this home is well suited to those looking for a slower pace of living and enjoying one's surroundings.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Estate Agents Comments

Nestled in the tranquil hamlet of Norton Green, this delightful two-bedroom end terrace cottage exudes charm and warmth.

Upon entering, you'll be welcomed into two spacious reception rooms, each adorned with multi-fuel burners that create a cosy and inviting atmosphere perfect for relaxing evenings.

At the rear of the home, you'll find a well-appointed modern kitchen, alongside a useful rear porch that provides convenient access to the contemporary shower room. This layout seamlessly combines functionality with modern living.

Upstairs, the first floor boasts two neutral, generously-sized double bedrooms. Each room benefits from a lovely outlook of the surrounding greenery, allowing natural light to flood in and providing a peaceful retreat.

Externally, the property is fore courted at the front, adding to its curb appeal, while the small rear yard features two outhouses—perfect for ample storage or for keeping logs to fuel the burners.

This cottage truly embodies the perfect blend of comfort, style, and rural charm.

### Location

Norton Green is a small hamlet situated between Brown Edge and Norton. Within a short walk from the property is a local pub and plenty of country walks.

1 mile up the road is Brown Edge with a range of local amenities including a local park, shop, hairdressers, and cake shop as well as St Anne's Primary School and Endon High School.

Brown Edge is a village and civil parish in the Staffordshire Moorlands district of Staffordshire. The village is on the fringe of The Potteries Urban Area, and is about 5 miles north-east of Hanley in Stoke-on-Trent. Also within easy travelling distance to the market town of Leek.

### Living Room

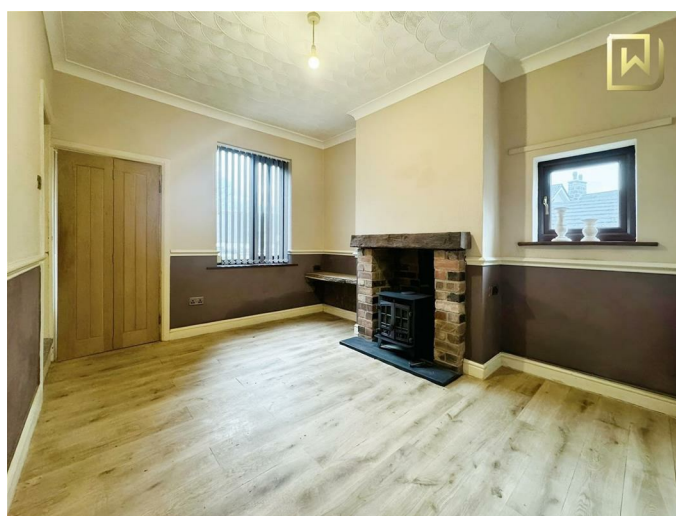
11'1" x 12'5" (3.39 x 3.81 )



Wooden flooring. Wooden door to the front aspect. Wall mounted radiator. UPVC double glazed window to the front aspect. Dado rail. Multi fuel burner with wooden surround. Coving. Ceiling light.

### Dining Room

9'8" x 12'3" (2.95 x 3.74 )



Continued wooden flooring. Wall mounted radiator. Access to cellar. UPVC double glazed window to the side aspect. UPVC double glazed window to the rear aspect. Stairs to the first floor accommodation. Dado rail. Multi fuel log burner with brick surround and wooden mantle. Coving. Ceiling light.



## Kitchen



Continued wooden flooring. A range of wall and base units. Integrated electric oven with gas hob and extractor above, sink and drainer unit with mixer tap above. UPVC double glazed window to the side aspect. Ceiling light.

## Rear Porch

2'8" x 6'7" (0.82 x 2.02 )

Vinyl flooring. Wall mounted radiator. Wooden door to the side aspect. Loft access. Ceiling light.

## Bathroom

6'2" x 5'5" (1.90 x 1.66 )



Continued vinyl flooring. Wash hand basin with storage underneath. Low level WC. Shower cubicle with rain style shower head. Wall mounted ladder style towel rail. Obscured UPVC double glazed window to the side aspect. Ceiling light.

## First Floor Landing

Ceiling light. Coving. Loft access.

## Bedroom One

11'0" x 12'5" (3.37 x 3.80 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Coving. Loft access. Ceiling light.

## Bedroom Two

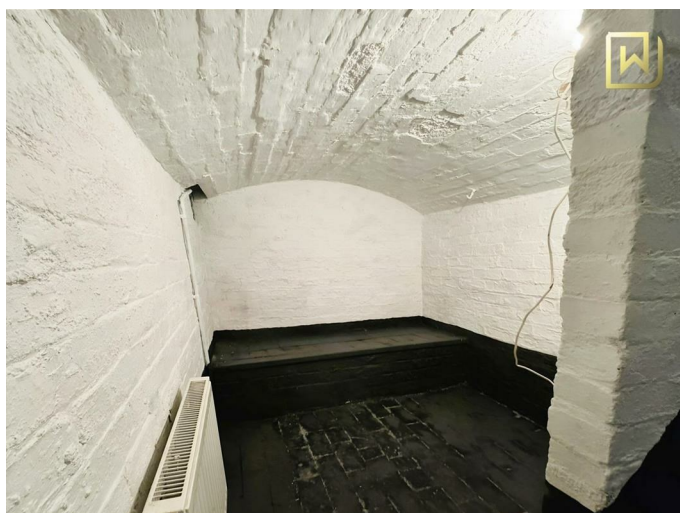
12'4" x 9'8" (3.77 x 2.97 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Dado rail. Storage cupboard housing combination boiler. Coving. Ceiling light.

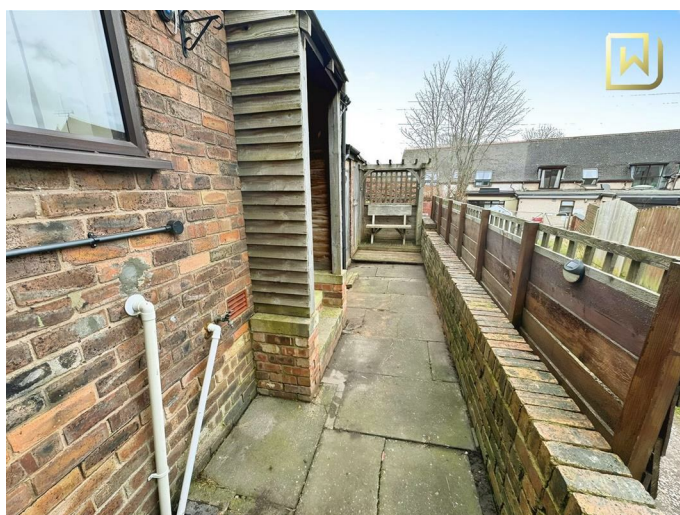
### Cellar

5'10" . x 6'1" (1.79. x 1.87 )



Pavings. Wall mounted radiator. Wall light.

### Outside



To the front the property is forecourted and gated. To the rear there is a paved yard with two outhouses useful for storage.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band A

No chain involved with the sale

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs

and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.



### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from

the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

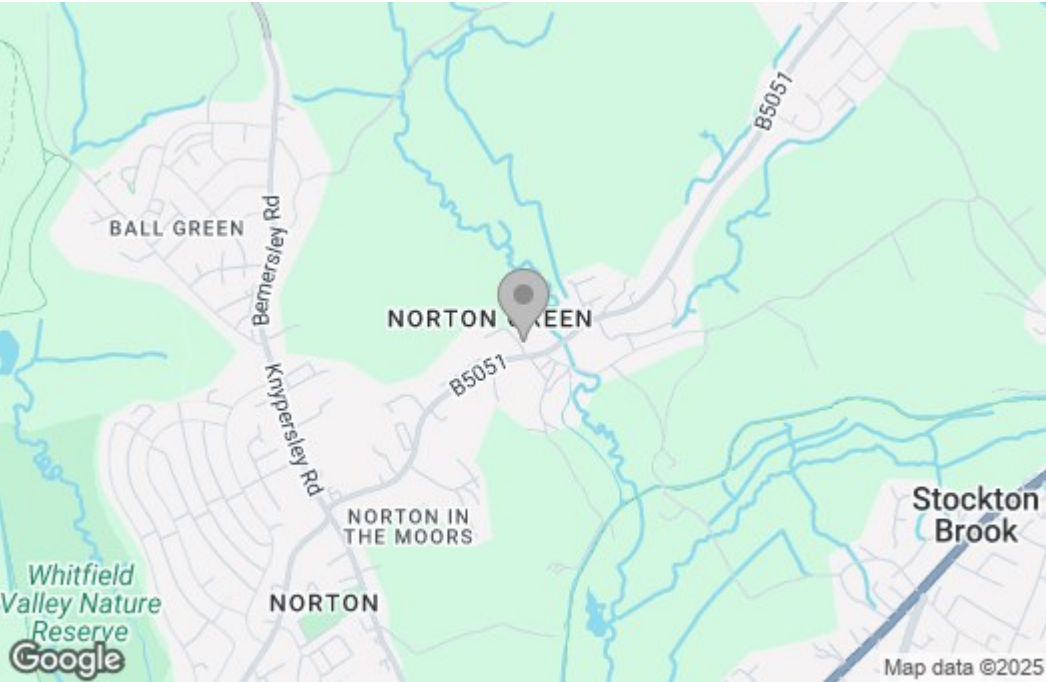
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

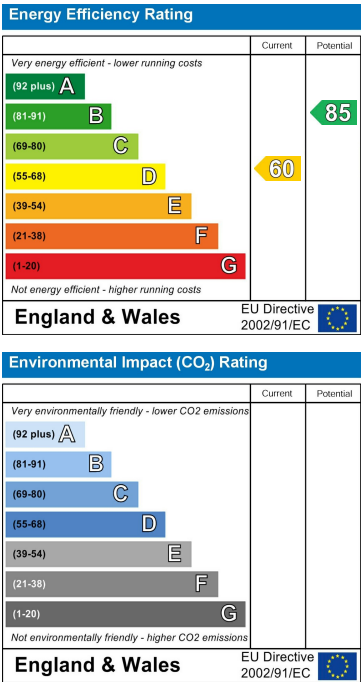
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.