



14 Smithyfield Road

Norton, ST6 8JU

Price £155,000



Here at Carters, we are pleased to welcome to the market this beautifully presented semi-detached home presents an ideal opportunity for first-time buyers and growing families alike.

Upon entering, you are greeted by a convenient entrance hall that leads to a cosy lounge, perfect for unwinding after a long day. The heart of the home is undoubtedly the spacious kitchen diner, located at the rear of the property. This area is designed for modern living, featuring an array of integrated appliances and patio doors that open seamlessly into the low-maintenance garden, allowing for effortless indoor-outdoor living and perfect for gathering friends and family for summer bbqs.

Upstairs, you will find three generously sized double bedrooms, each adorned with decorative wall panelling, decorative LED ceiling lights, and fitted wardrobes, ensuring both style and practicality. The modern shower room adds to the home's appeal, providing a contemporary space for daily routines.

Outside, the property offers off-road parking to the front, along with a well-maintained and low-maintenance garden that includes a large shed, currently utilised as a man cave, complete with power and lighting. This versatile space can serve various purposes, from a workshop to a leisure area.

Location wise, you have access to the very best transport links, local schools and picturesque country walks including Chatterley Whitfield nature reserve and Knyppersley Reservoir.

Don't miss the chance to make this charming property your own. Please call Carters Estate Agents on 01782 470391 to book a viewing.

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Entrance Hall

Composite double glazed entrance door to the front elevation. Recessed ceiling downlighters. Radiator. Dado rail. Laminate flooring.

Lounge

16'3 x 10'5 (4.95m x 3.18m)

UPVC double glazed bay window to the front elevation. Coving. Radiator. TV point. Feature marble surround.

Kitchen/Diner

19'7 x 11'3 (5.97m x 3.43m)

UPVC double glazed window to the rear elevation. UPVC double glazed patio doors to the rear elevation.

A great selection of high gloss wall, drawer and base units with laminate worksurfaces. Resin one and a half sink, mixer tap and drainer. Integrated washing machine. Integrated dryer. Integrated fridge/freezer. Built-in electric oven, four ring electric hob and extractor hood. Recessed ceiling downlighters. Radiator. Tiled splashbacks. Built in cloak/shoe storage cupboard.

First Floor Landing

Loft access. Storage cupboard. Coving. Dado rail.

Bedroom One

13'8 x 9'7 (4.17m x 2.92m)

UPVC double glazed window to the rear elevation. Recessed ceiling downlighters. Fitted double wardrobes. Feature wall panelling. Coffered ceiling with LED lighting. Radiator.

Bedroom Two

10'8 x 10'4 (3.25m x 3.15m)

UPVC double glazed window to the front elevation. Coffered ceiling with LED lighting. Recessed ceiling downlighters. Fitted wardrobes. Feature wall panelling. Radiator.

Bedroom Three

10'5 x 8'7 (3.18m x 2.62m)

UPVC double glazed window to the side elevation. Coffered ceiling with LED lighting. Fitted wardrobes. Laminate flooring.

Bathroom

UPVC double glazed window to the rear elevation. A three piece suite comprising of a shower enclosure with wall

mounted shower, a vanity hand wash basin and a recessed WC. Fitted mirror cabinet with LED and Bluetooth speakers, toothbrush power point and electric demister. Tiled walls. Heated towel rail. Recessed ceiling downlighters.

Exterior

To the front there is a block paved driveway and steps leading to the entrance door.

The rear garden is low-maintenance, fully paved in a decorative pattern. Fully insulated large garden shed with power and lighting. Outside tap. External lighting.

Additional Information

Class 3 red ash - Report on account if requested. Surveyors comments 'based on our findings, the floors are in good condition and as the hardcore infill is dry, we feel that any remedial floor repairs are not required.'

Pre finished, solid wood doors newly fitted throughout. Freehold and council tax band A.

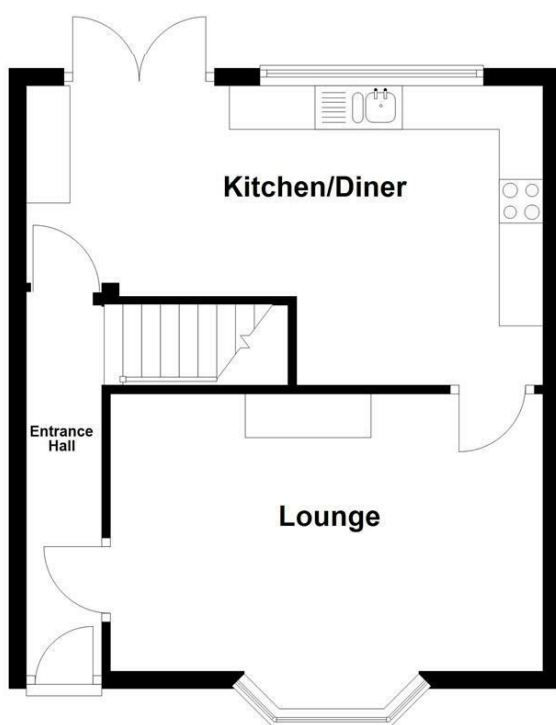
Total floor area: 81 sq metres / 871.00 sq ft.

Disclaimer

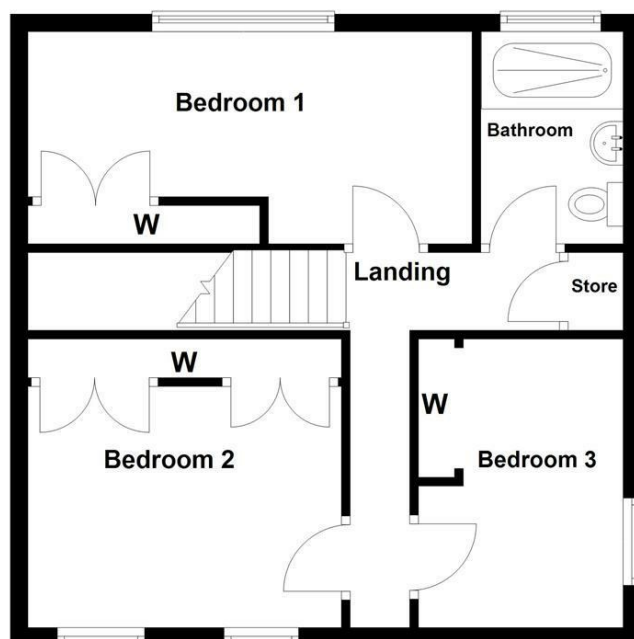
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Tel: 01782 470391

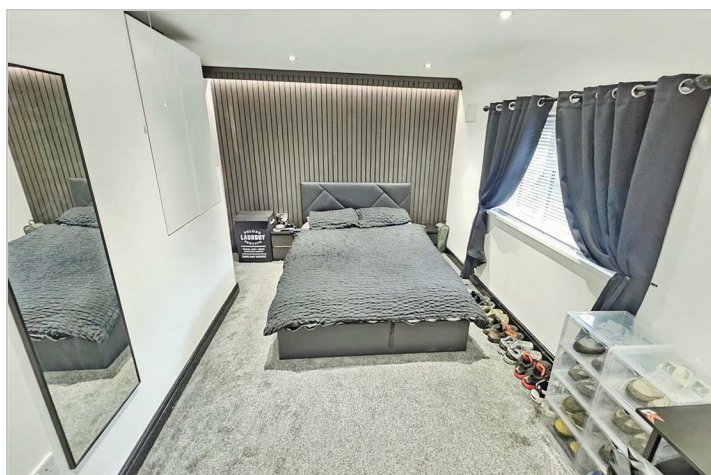
Ground Floor



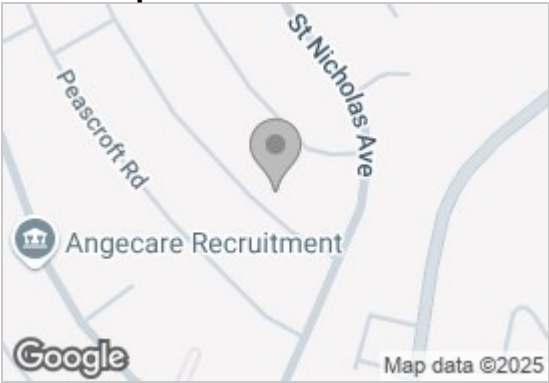
First Floor



14 SMITHYFIELD ROAD



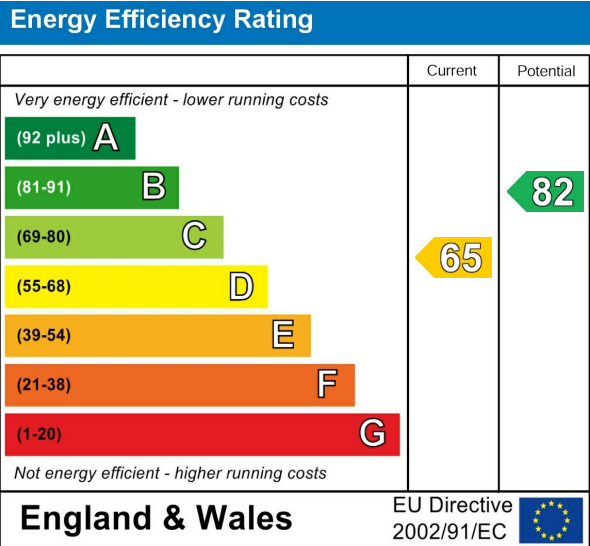
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.