

17 Kingston Place, Norton,
Stoke-on-Trent, ST6 8DG



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Asking Price: £135,000

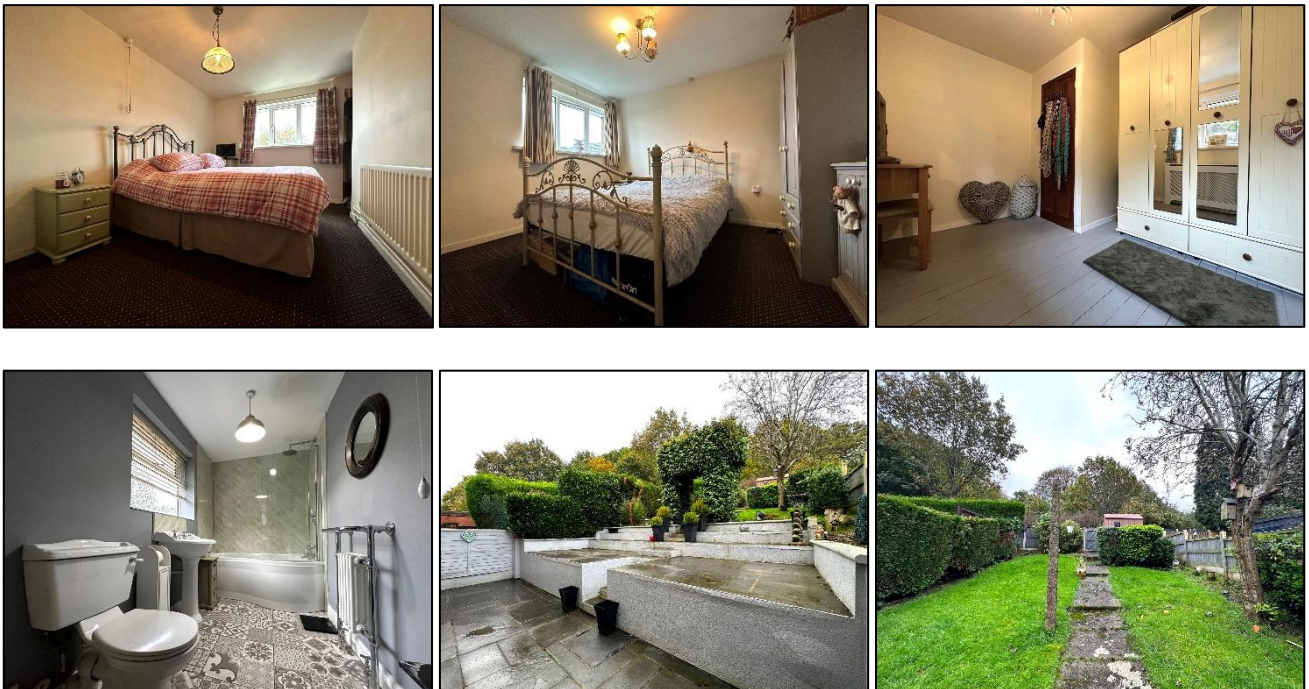




We are delighted to offer to market this attractive and well appointed, three bedroom family home situated within a popular residential location and providing spacious accommodation to suit any growing family. Boasting generously proportioned rooms throughout, well kept gardens and conveniently located for nearby schools and all major commuter links this property must be viewed to be appreciated.

Comprising of hallway, fitted kitchen/diner leading through to a large living room with feature fireplace The first floor provides three bedrooms and a modern family bathroom. The property benefits from upvc double glazing and gas central heating throughout.

Externally offering low maintenance garden to the front with paved patio area and tiered garden with mature shrubs to the rear.



Tenure: Freehold

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Accommodation briefly comprising of:

Entrance Hall: 7'10" x 5'9" max (2.39m x 1.74m) upvc/ glass exterior door & upvc double glazed window to front elevation, internal doors leading to kitchen/ diner and storage cupboard, radiator.

Kitchen/ Diner: 12'4" x 11'6" max (3.76m X 3.51m) upvc/ glass exterior door & upvc double glazed windows to rear elevation, a range of matching wall and base units, fibreglass sink & mixer tap, under counter plumbing point, electric hob, electric double oven, under-stairs storage cupboard, internal door leading to living room, radiator.

Living Room: 20'3" x 10'2" max (6.17m X 3.11m) upvc double glazed window to front elevation & upvc/ glass patio doors to the rear elevation leading to rear garden, feature fireplace with living flame effect gas fire, internal door leading to kitchen/ diner, internal door leading to staircase, radiator.

First Floor Landing: with internal doors leading to bedrooms, bathroom, loft access.

Bedroom 1: 13'11" x 11'9" max (4.25m X 3.57m) upvc double glazed window to front elevation, radiator.

Bedroom 2: 11'0" x 10'2" max (3.36m X 3.11m) upvc double glazed window to front elevation, radiator.

Bedroom 3: 10'3" x 8'6" max (3.13m x 2.58m) upvc double glazed window to rear elevation, radiator.

Bathroom: 11'7" x 5'5" max (3.52m x 1.66m) upvc double glazed window to rear elevation, white suite consisting of low-level toilet, white pedestal sink with chrome taps, white P shaped bath with chrome shower mixer tap, shower with chrome fittings, cupboard housing Baxi combi boiler, chrome towel radiator.

Council Tax Band A

Note: services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

