



Selworthy Road, Norton Green, ST6 8PL.

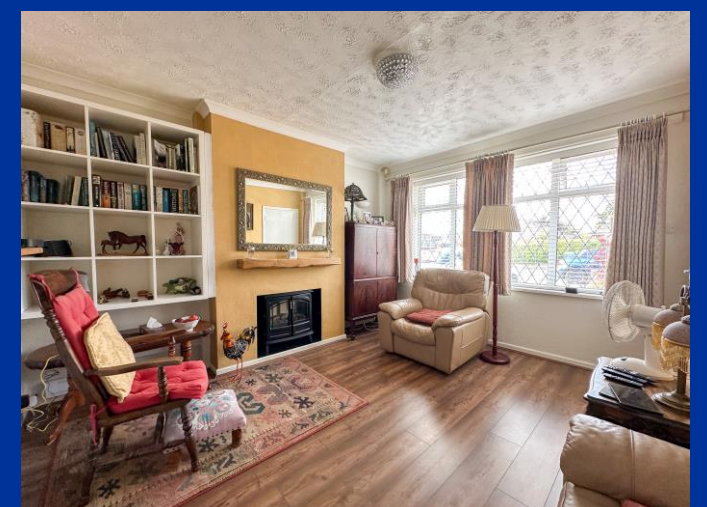
£179,950

Whittaker Est. 1930
& Biggs

Selworthy Road, Norton Green, ST6 8PL.

This two bedroom semi-detached bungalow is nestled on a substantial plot, having a spacious frontage which includes both a sizeable garden and driveway area.

The property has a private low maintenance rear garden, further driveway to the side and detached garage. The property incorporates a conservatory to the rear, contemporary kitchen and shower room, spacious living room and entrance porch and hallway. You're welcomed into the property via the entrance porch, then through to the hallway with useful built in storage. The living room has feature fireplace and ample room for living furniture. The inner hallway provides access to all the other rooms within the property. The kitchen has a range of fitted units to the base and eye level, gas hob, extractor, electric oven, composite sink, wood style worksurfaces, countertop dishwasher and useful pantry store. The two bedrooms are of good proportions, with bedroom one having built in wardrobes and overhead storage. The Upvc conservatory is located to the rear and provides a good seating area to enjoy the privacy of the garden. Externally to the frontage is a herringbone block paved driveway, gravel area, fenced and walled boundary. To the side is a further driveway with access to the garage and rear garden. The rear garden is laid to tarmac and has an area laid to slate chippings, fenced boundary with timber buildings, ideal for storage. A viewing is highly recommended to appreciate this homes location, plot size and accommodation. NOTE: The vendor has informed us that the solar panels located on the roof space have been purchased and will remain at the property. (W&B has seen no paperwork to confirm this statement).



Entrance Porch 0

UPVC double glazed window to the front elevation and door to the front elevation, radiator.

Entrance Hallway 0

Built in storage.

Living Room 13' 0" x 13' 1" (3.96m x 4.00m)

UPVC double glazed window to the front elevation, radiator, feature fireplace, built in shelving, wood mantle.

Inner Hallway 0

Radiator.

Kitchen 7' 7" x 9' 8" (2.31m x 2.94m)

Range of fitted units to the base and eye level, plumbing for washing machine, four ring gas hob, electric oven, tiled splashbacks, extractor fan, UPVC double glazed window to the side elevation, space for free standing fridge/freezer, cupboard housing countertop dishwasher, composite sink unit with drainer and chrome mixer tap, shelving, radiator. Pantry off: housing gas fired boiler, UPVC double glazed window to the side elevation, fixed shelving.

Bedroom One 9' 1" x 11' 1" (2.78m x 3.37m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes, over head storage.

Bedroom Two 9' 1" x 12' 2" (2.78m x 3.71m)

UPVC double glazed window to the front elevation, radiator.

Shower Room 6' 2" x 9' 9" (1.88m x 2.96m)

Walk in shower enclosure with chrome shower fitment, vanity sink unit with storage beneath and mixer tap, lower level WC, chrome heated ladder radiator, UPVC double glazed window to the side elevation.

Conservatory 6' 9" x 7' 5" (2.06m x 2.25m)

Being of UPVC double glazed, UPVC double glazed door to the side elevation.

Outside 0

To the front is herringbone driveway, area laid to gravel, fenced and walled boundary, well stocked borders. To the side is fenced boundary, tarmacadam driveway, outside water tap.

Detached Garage 7' 10" x 14' 0" (2.40m x 4.27m)

Concrete sectional, up and over door.

Rear Gardens 0

Laid to tarmac, slate chippings, timber sheds with timber pod, walled and fenced boundaries.



Situation

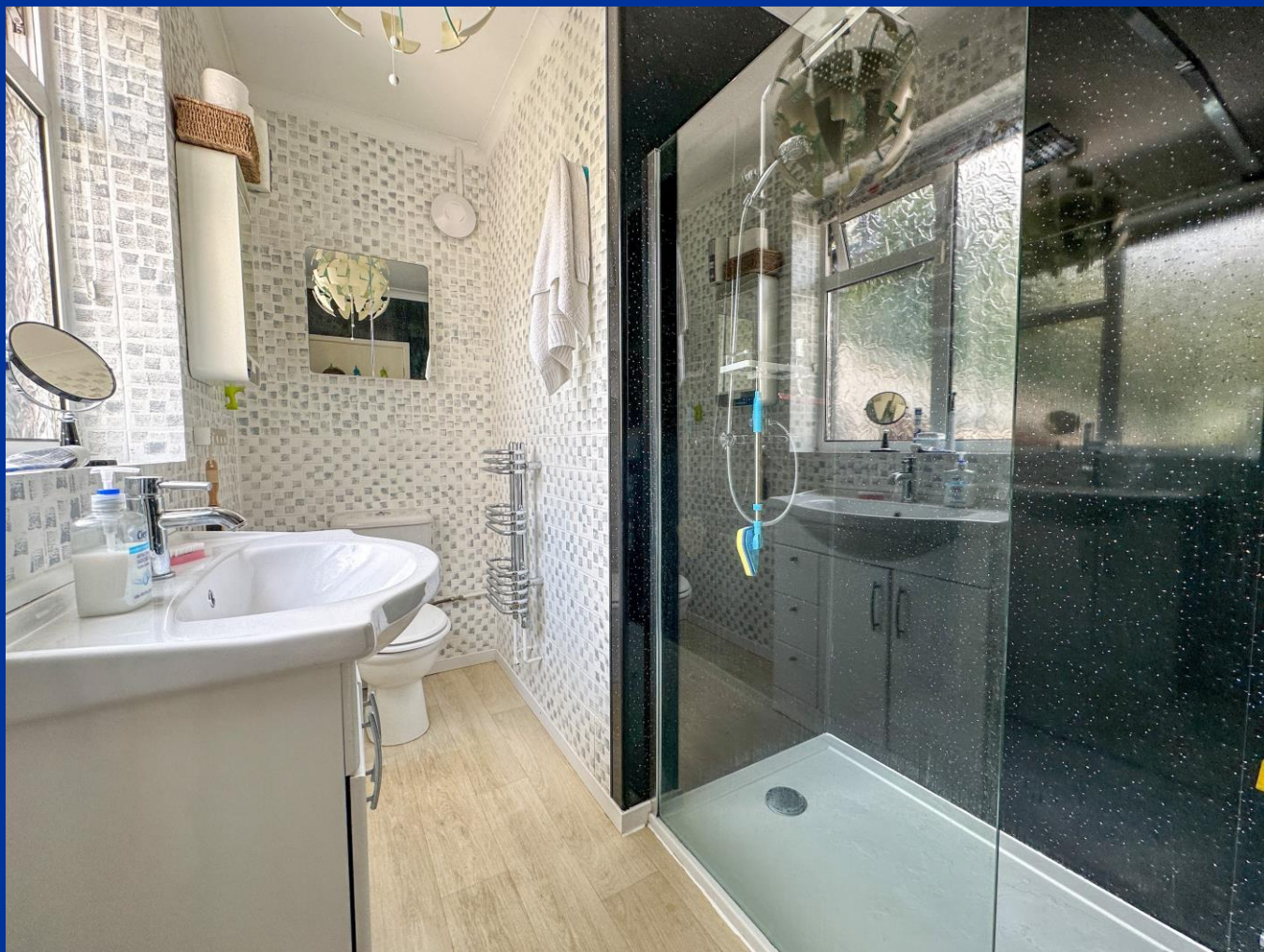
The property is situated within a short distance to the local bus route giving easy commuting distance to Leek and The Potteries. The bungalow is set within a popular residential location being just on the outskirts of surrounding countryside but close to the main shops and amenities.

Note:

Council Tax Band: B

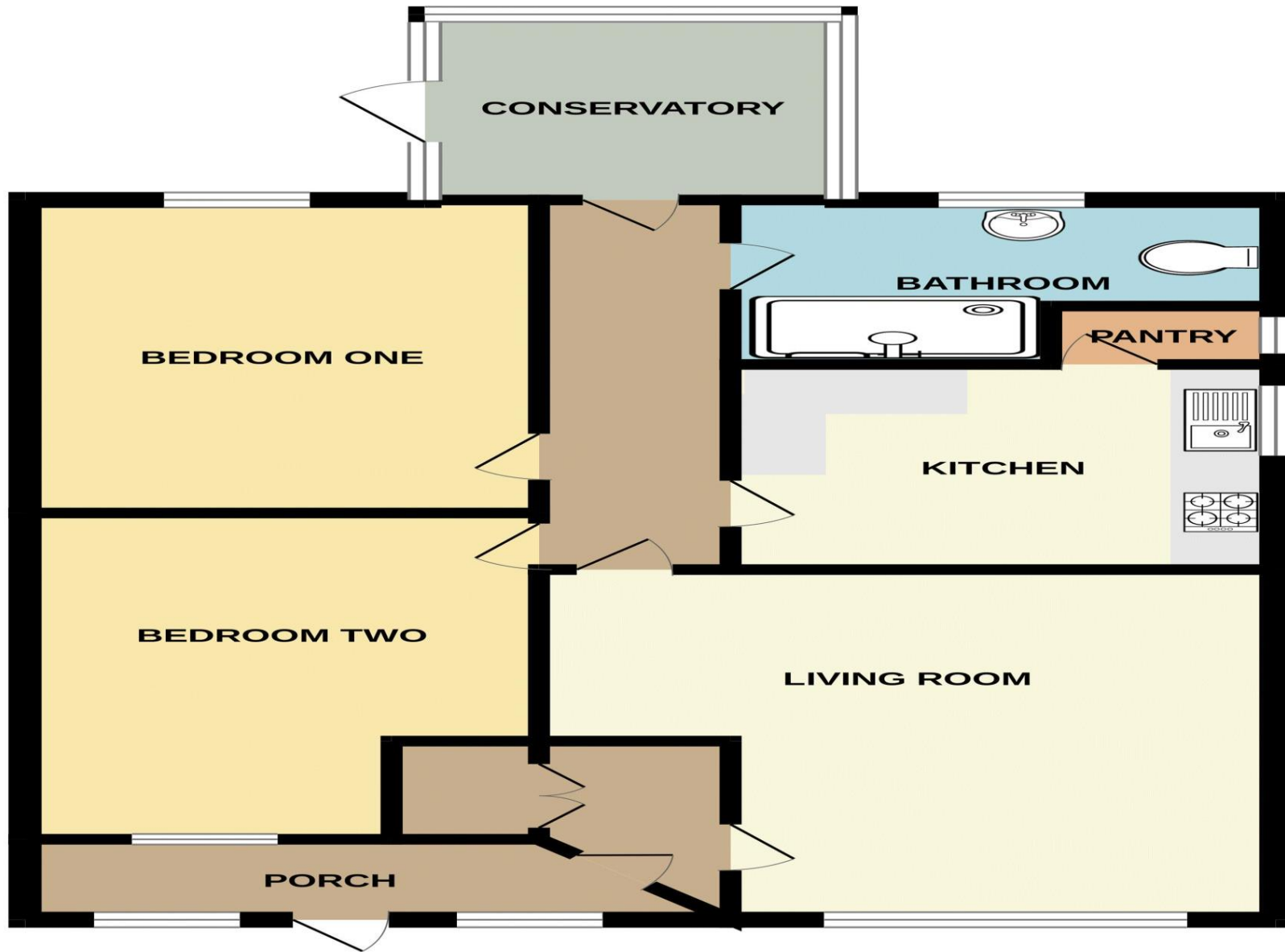
EPC Rating: B

Tenure: believed to be Freehold





GROUND FLOOR



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.

Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights proceed straight ahead, follow this road to mini roundabout adjacent to Morrison's supermarket and continue straight ahead, follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon, just after passing the Plough public house on the right hand side take the third turning on the right signposted Clay Lake, follow this road into the village of Brown Edge and after passing Morrisons Local supermarket on the right hand side, take the fourth turning left into Selworthy Road, the property is situated on the left hand side.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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