

## 14 Spire Close, Norton, Stoke-On-Trent, Staffs, ST6 8DY



**Freehold Offers in excess of £155,000**

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional semi detached home situated in a pleasant cul de sac position in Norton. This home offers the modern day comforts of Upvc double glazing and gas central heating. In brief the accommodation comprises of entrance hall, lounge, dining room, fitted kitchen and to the first floor are three bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with off road parking and a detached brick garage. The location is ideal for access to local shops, schools and amenities. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### ENTRANCE HALL

With Upvc double glazed front access door with inset lead pattern, Upvc double glazed window to side, pendant light fitting, power point, door to understairs store, stairs to first floor landing and doors to rooms including;



### LOUNGE 4.17m x 3.25m (13'8" x 10'8")

With Upvc double glazed window to front, pendant light fitting, coving to ceiling, panelled radiator, feature fire surround with inset gas fire, TV aerial connection, power points and archway provides access to;



## DINING ROOM 2.77m x 2.59m (9'1" x 8'6")

With Upvc double glazed sliding patio door to rear, pendant light fitting, coving to ceiling, panelled radiator and power points.



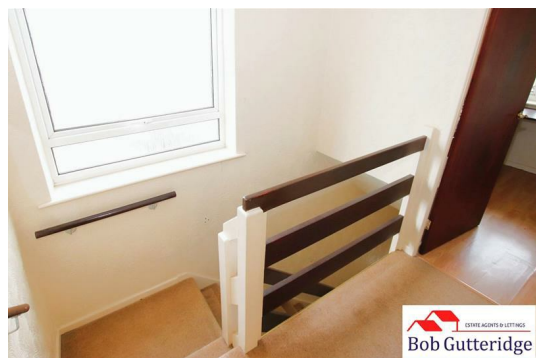
## FITTED KITCHEN 2.82m x 2.31m (9'3" x 7'7")

With Upvc double glazed window to rear, Upvc double glazed side aspect door, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space round edge work surface with built in bowl and a half sink unit with mixer tap above, plumbing for automatic washing machine, space for freestanding gas cooker, extractor hood, vinyl cushion floorings and power points.



## FIRST FLOOR LANDING

With Upvc double glazed to side aspect, pendant light fitting, door to built in airing cupboard, access to loft space and doors to rooms including;



### **BEDROOM ONE (FRONT) 3.84m x 3.35m (12'7" x 11'0")**

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, power points and built in wardrobes providing ample domestic hanging space and storage space.



### **BEDROOM TWO (REAR) 2.87m x 2.79m (9'5" x 9'2")**

With Upvc double glazed window to rear, pendant light fitting, coving to ceiling, panelled radiator, power point and wood effect laminate flooring.



### **BEDROOM THREE 2.44m x 1.91m (8'0" x 6'3")**

With Upvc double glazed window to front with inset lead pattern, pendant light fitting, panelled radiator, wood effect laminate flooring, power points and built in single bed unit.



## FIRST FLOOR BATHROOM 1.93m x 1.70m (6'4" x 5'7")

With Upvc double glazed frosted window to side, a white suite comprising of low level WC, pedestal sink unit, panelled bath unit, ceramic wall tiling and a panelled radiator.



## EXTERNALLY

### FORE GARDEN

With garden brick walls and concrete post and timber fencing to borders, lawn section, a flagged driveway leads alongside the property providing off road parking and access off to;

### REAR GARDEN

Bounded by concrete/timber post and timber fencing, a paved patio provides ample patio and sitting space, two lawn sections with mature shrubs to borders and access leads off to;



### DETACHED BRICK GARAGE

With Upvc double glazed window to side, panelled side aspect door with glazed panel to side, up and over door plus ample external storage space.

### COUNCIL TAX

Band 'B' amount payable to Stoke on Trent City Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

