

Clifford Avenue Norton Stoke-On-Trent ST6 8NN



Offers In The Region Of £230,000

Clifford Avenue, Norton, Stoke-On-Trent, ST6 8NN

The property of your dreams could be closer than you think
But be quick because it's sure to go in a blink
A THREE BEDROOM SEMI that's spacious all through
Perfect if you're a first time buyer or families wanting somewhere to move straight into
Located in popular NORTON GREEN with amenities all near
This property on Clifford Avenue you will hold very dear
If it sounds like this property is right up your street
Call us to view and at the property we will meet!

Nestled in the desirable area of Norton Green, this beautifully presented semi-detached house on Clifford Avenue is a true gem. The property boasts a welcoming entrance hallway that leads into a stylish lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the breakfast kitchen, which offers a delightful space for family meals and gatherings.

This charming residence features three well-proportioned bedrooms, providing ample space for family living or guests. The family bathroom is conveniently located to serve all bedrooms. Additionally, a lovely conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. The property benefits from double glazing and central heating, ensuring comfort throughout the year. Outside, you will find both front and rear gardens, ideal for enjoying the fresh air or tending to your gardening interests. Off-road parking is also available, adding to the convenience of this lovely home.

Situated in a quiet cul-de-sac position, this property is in a sought-after location, making it an excellent choice for families or those seeking a peaceful retreat. Viewing is highly recommended to fully appreciate the charm and potential of this delightful home. Don't miss the opportunity to make this wonderful property your own.

Entrance Hall

Composite door to the front aspect. Radiator. Stairs to the first floor.

Lounge

13'8" x 12'3" (4.17 x 3.74)

Double glazed window to the front aspect. Feature fireplace, hearth housing log burner. Stylish fitted cupboards and shelving into the alcoves. Radiator.

Breakfast Kitchen

16'7" x 8'3" (5.06 x 2.54)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl inset sink with single drainer, mixer tap. Four ring gas hob, extractor hood and built-in oven. Space for breakfast table. Useful storage cupboard. Double glazed windows to the rear aspect. Cupboard housing gas central heating boiler. Side door access.



Conservatory

12'3" x 11'5" (3.75 x 3.48)

Double glazed windows and double glazed French doors with access into the rear garden. Radiator.



First Floor

Landing

Double glazed window to the side aspect. Stairs to the loft.

Loft

14'1" to robe x 10'7" to eaves (4.30 to robe x 3.23 to eaves)

Three sky lights, fitted wardrobes and useful storage cupboard.



Bedroom One

11'8" to robes x 10'2" (3.58 to robes x 3.12)

Double glazed window, Radiator. Built-in wardrobe.



Bedroom Two

10'0" x 8'4" (3.07 x 2.55)

Double glazed window. Radiator.

Bedroom Three

6'8" x 6'1" (2.05 x 1.86)

Double glazed window. Radiator.

Family Bathroom

6'1" x 5'0" (1.863 x 1.53)

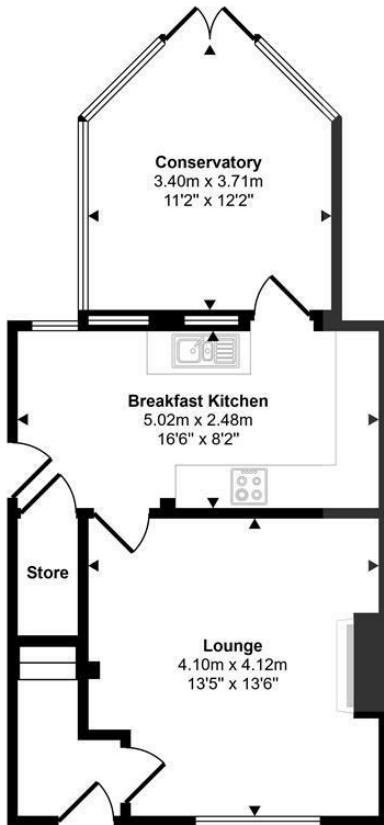
White suite comprises, bath with shower screen, mains shower with waterfall shower head over bath, vanity wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window.

Externally

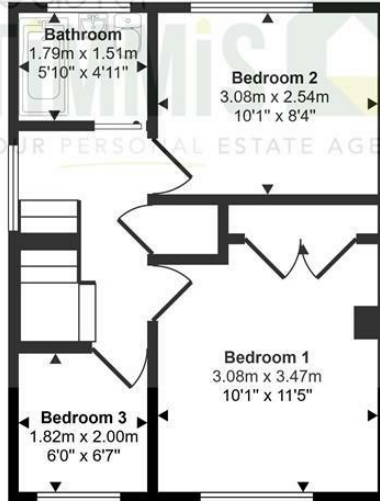
To the front aspect there is a lawn garden. Driveway providing off road parking EV Charging point. Double gates with access to the garage and rear garden. Access to the garage is suitable for a smaller width vehicle. Good sized rear garden with patio/seating areas. Lawn garden.



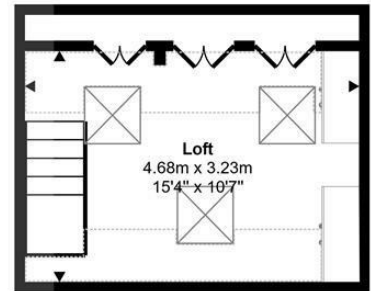
Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 47 sq m / 504 sq ft



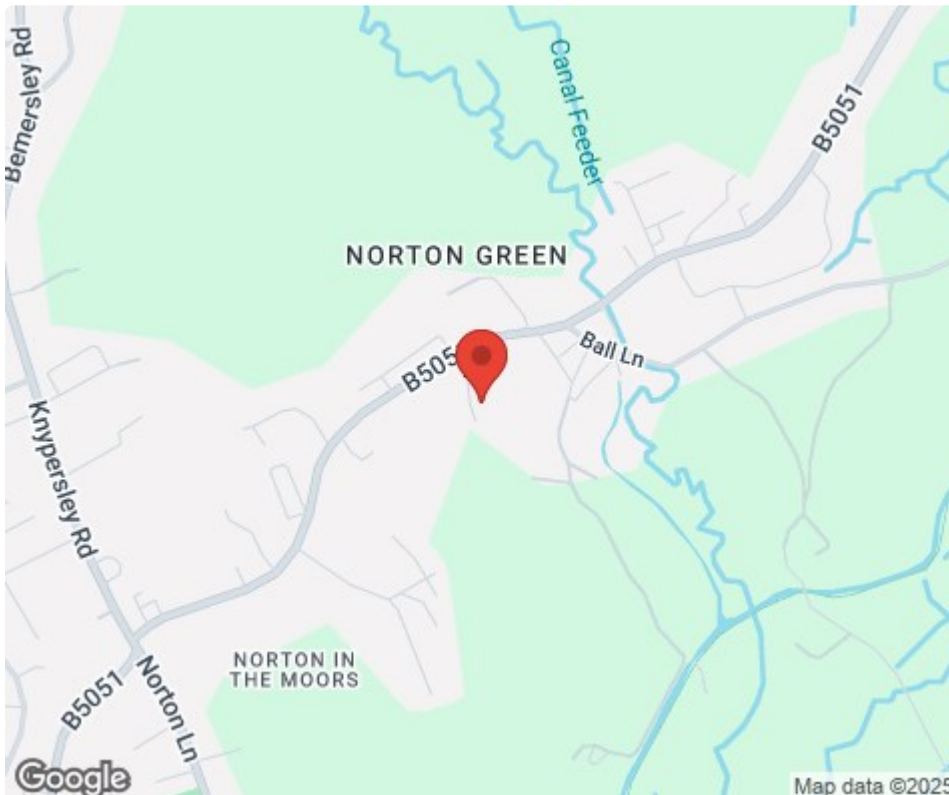
First Floor
Approx 34 sq m / 365 sq ft



Second Floor
Approx 17 sq m / 188 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales		EU Directive 2002/91/EC

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