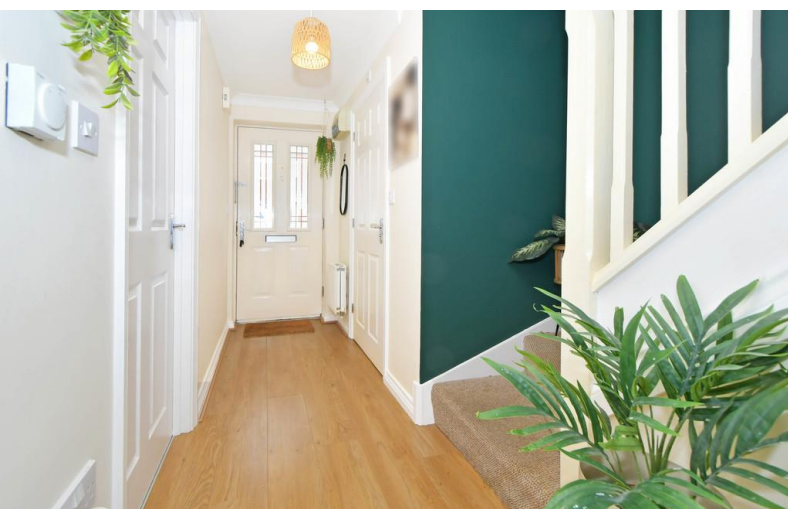


FOR SALE



Blithfield Way, Norton Heights, Stoke On Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

£180,000

MARTIN&CO



ENTRANCE HALL Entered via a composite front door, stairs to first floor. wood effect laminate flooring, radiator.

- Semi-Detached Family Home
- Popular Residential Estate
- Three Bedrooms
- Spacious Lounge
- Enclosed Rear Garden
- Driveway and Garage
- No Onward Chain

LOUNGE 15' 7" x 14' 0" (4.76m x 4.28m) Having patio doors to the rear elevation opening onto the rear garden, wood effect laminate flooring, radiator.

KITCHEN 10' 11" x 8' 7" (3.35m x 2.62m) Fitted with wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, double glazed window to the front elevation, radiator.

BEDROOM ONE 10' 11" x 8' 11" (3.35m x 2.74m) Double glazed window to the front elevation, radiator.

ENSUITE Comprising, low level WC, hand wash basin and shower unit,

BEDROOM TWO 9' 6" x 8' 11" (2.9m x 2.74m) Double glazed window to the rear elevation, radiator.

BEDROOM THREE 7' 1" x 6' 3" (2.18m x 1.91m) Double glazed window to the rear elevation, radiator.

BATHROOM 6' 0" x 6' 0" (1.85m x 1.85m) Comprising; low level WC, hand wash basin and bath, double glazed window to the front elevation, radiator.

EXTERIOR The property benefits from driveway parking which leads up to a single garage. To the rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		



there is an enclosed garden laid to lawn.





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

