

54 Woodland Avenue

Norton Green, Stoke-On-Trent, ST6 8ND

It's like thunder, lightning, the way you will love me will be frightening! Oh you better knock, knock on WOOD!!! It's time for you to get ahead of the game and knock on the door of WOODland Avenue as there is no doubt you will fall head of heels in love! Well maintained throughout this spacious semi detached family home is looking for a new owner. The accommodation on offer comprises a large lounge, fitted breakfast kitchen, dining/sitting room, three bedrooms plus family bathroom. Externally the property has off road parking to the front, with a fully enclosed rear garden laid to lawn with decked patio seating area. The property is beautifully positioned down a quiet cul-de-sac with stunning open views to the rear and front over rolling countryside, its located close to amenities and schooling. So it's time to knock, knock on WOOD, but make sure its WOODland Avenue! Call today to book a viewing.

£225,000

54 Woodland Avenue

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- SPACIOUS SEMI DETACHED PROPERTY
- OPEN PLAN BREAKFAST KITCHEN/DINING ROOM
- OFF ROAD PARKING
- LARGE GARDEN PLOT WITH OPEN VIEWS
- THREE BEDROOMS
- QUIET CUL-DE-SAC POSITION
- GOOD SIZED LOUNGE
- CONTEMPORARY FAMILY BATHROOM
- POPULAR AREA

GROUND FLOOR

Entrance Porch

The property has a double glazed sliding door to the front aspect coupled with a double glazed window to the side.

Entrance Hall

A glazed door leads from the porch. Stairs lead to the first floor. Radiator.

Lounge

14'4" x 13'1" (4.38 x 4.01)
A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Television point and radiator.

Open Plan Breakfast Kitchen

16'4" x 14'10" (4.98 x 4.54)
A double glazed access door leads into the rear porch coupled with a double glazed window. Fitted with a range of wall and base storage units with inset stainless sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob. Space and plumbing for fridge/freezer and washing machine. Under stairs storage is home to the central heating boiler. In the breakfast dining area there are two storage cupboards breakfast bar and space for a table. Two radiators.

Dining/Sitting Area

10'3" x 8'0" (3.14 x 2.44)
Double glazed sliding patio doors lead out to the rear garden. Radiator.

Rear Porch

5'7" x 3'6" (1.72 x 1.08)
A double glazed sliding door leads out to the rear garden coupled with a double glazed window to the side.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

11'9" x 10'3" (3.59 x 3.14)
A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'9" x 10'4" (3.29 x 3.17)
A double glazed window overlooks the rear aspect. Radiator and television point.

Bedroom Three

7'2" x 5'8" (2.20 x 1.75)
A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'8" x 5'5" (2.36 x 1.66)
A double glazed window overlooks the rear aspect. Fitted with a suite

comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and radiator. Airing cupboard.

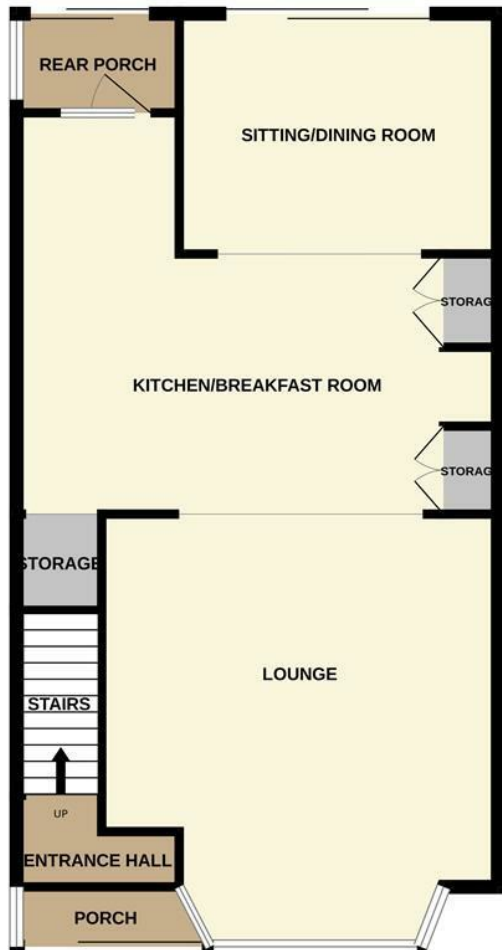
EXTERIOR

To the front there is a paved driveway with steps leading to the entrance door and a side access gate. To the rear the property has a large garden plot laid to lawn with a decked seating area and raised gravelled seating area to the rear. The garden has open countryside views.

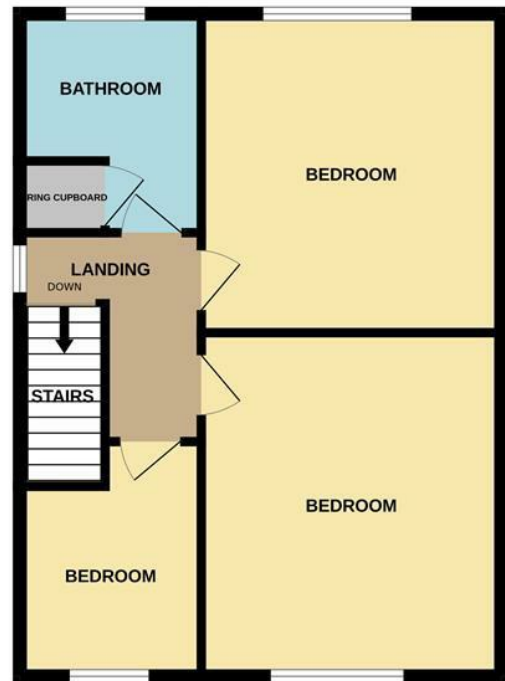


Floor Plan

GROUND FLOOR



1ST 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.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B			(82 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(29-54) E	(21-28) F			(39-54) E	(21-28) F		
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	