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10 Duke Bank Terrace, Stoke-On-Trent, ST6 8NH

Offers Over £155,000

- Two Bedroom Home
- Galley Style Kitchen
- Detached Garage
- Popular Residential Location of Norton Green,
- Two Reception Rooms
- Paved Courtyard
- Well Proportioned Accomodation
- Two Bathrooms
- Generous Rear Garden
- Tucked Away Position Along a No Through Road

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10 Duke Bank Terrace, Stoke-On-Trent ST6 8NH

An Attractive Two Bedroom Home with Two Reception Rooms, Two Bathrooms, Detached Garage and Generous Rear Garden

Situated in a tucked away position along a no through road in the popular residential location of Norton Green, this attractive and deceptively spacious two bedroom home offers versatile accommodation, a generous rear garden and a detached garage, making it an excellent choice for first time buyers, downsizers and families alike.

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Council Tax Band: A





The property has been tastefully enhanced by the current owners, benefiting from fresh internal decoration, newly fitted carpets and flooring, together with bespoke wooden plantation shutters fitted to selected windows, providing an attractive and stylish finish. The staircase has also been upgraded with a new balustrade and handrail, complementing the property's traditional character whilst introducing a contemporary touch.

Internally, the accommodation is well proportioned throughout, offering two separate reception rooms which provide flexibility for both everyday living and entertaining. The bay-fronted lounge features an attractive fireplace housing a gas-fired wood-burning stove effect fire, whilst the separate dining room provides ample space for both dining and additional seating, with an attractive archway leading through to the kitchen.

The galley style kitchen is fitted with a range of Shaker-style units, incorporating integrated cooking appliances, complemented by a separate utility room providing additional practicality and access to the rear courtyard.

A particularly appealing feature is the convenience of two bathrooms, comprising a ground-floor shower room and a generously proportioned first-floor family bathroom, ideal for accommodating the needs of a growing family or visiting guests.

To the first floor are two good-sized double bedrooms, with the principal bedroom enjoying views towards the distant horizon. The second bedroom also provides access via a pull-down ladder to a partially converted loft space, having plastered walls, Velux roof lights, electric light and power, offering useful additional ancillary space.

Externally, the property benefits from an enclosed paved courtyard with a useful built-in store and gated access onto a gravelled area leading to the detached garage. The garage is equipped with an electrically operated remote-controlled roller shutter door, electric light and power, together with windows to the side aspect.

A further highlight is the separate, generously sized rear garden, predominantly laid to lawn with established planting, fenced boundaries and an attractive ornamental garden area. Its generous proportions provide ample opportunity for outdoor entertaining, gardening and family enjoyment, with scope for further landscaping and personalisation.

The property enjoys a pleasant position away from the main road, along a no-through road, with unrestricted on-street parking available, subject to availability.

Norton Green is a popular and convenient residential location, ideally placed for access to Brown Edge, Leek, Biddulph and the wider Potteries, with a selection of local shops, schools and everyday amenities within easy reach. For those who enjoy the outdoors, the surrounding countryside and nearby canal towpaths provide excellent opportunities for walking and recreation.

Combining traditional character with recent cosmetic improvements, spacious and versatile accommodation and excellent outdoor space, this is a home with much to offer. An internal viewing is highly recommended to appreciate the accommodation, generous garden and convenient yet tucked-away location.

Entrance Porch
Having UPVC double glazed double entrance doors with four glazed panels and a matching glazed overpanel, together with UPVC double glazed windows to the side aspects. A further UPVC double glazed entrance door with decorative leaded glazed panel provides access into the property.

Lounge
16'9" x 11'10"
Having a feature fireplace incorporating a gas fired wood-burning stove effect fire with timber mantel over, coving to ceiling, radiator and UPVC double glazed walk-in bay window to the front aspect. Stairs provide access to the first floor landing.

Dining Room
11'10" x 11'7"
Having a UPVC double glazed window to the rear aspect, radiator and coving to ceiling.

Kitchen
11'5" x 7'3"
Fitted with a range of Shaker style wall-mounted cupboards and base units with work surfaces over, incorporating a one-and-a-half bowl single drainer sink unit with flexible hose mixer tap. Integral six-ring gas hob with chimney-style extractor hood over and separate combination double oven and grill. Integral dishwasher, UPVC double glazed window to the side aspect and radiator.

Utility Room
7'0" x 8'9"
Having plumbing and space for a washing machine and tumble dryer with work surface over, UPVC double glazed window and side entrance door providing access to the enclosed rear yard. Radiator, continuation of tiled flooring and access to loft space.

Shower Room
6'7" x 7'1"
Fitted with a three-piece suite comprising an enclosed shower cubicle with thermostatically controlled shower, WC and wash hand basin. Radiator, tiled flooring, UPVC double glazed obscured window to the side aspect, extractor fan and recessed LED ceiling lighting.

First Floor Landing
Having radiator and access to both bedrooms and family bathroom.

Bedroom One
11'0" x 12'0"
(maximum)

Having a UPVC double glazed window to the front aspect enjoying views towards the horizon, radiator and coving to ceiling.

Bedroom Two
9'1" x 11'6"
Having a UPVC double glazed window to the rear aspect overlooking the gardens and radiator. A further door with pull-down ladder provides access to the partially converted loft space.

Family Bathroom

11'10" x 7'3"

Fitted with a three-piece suite comprising a panelled bath with mixer shower attachment, WC and vanity wash hand basin set within a storage unit with tiled work surface and additional storage beneath. Half-tiled walls, wood-effect herringbone vinyl flooring, radiator, UPVC double glazed obscured window to the rear aspect and recessed LED ceiling lighting. A useful airing cupboard provides additional shelving and storage and also houses the gas-fired central heating boiler.

Fully Converted Loft Space

Having plastered walls, Laminated flooring and built in cupboards to both sides with doors that extend to 3ft depth into the eaves, Velux roof lights to the front and rear aspects, electric light and power.

Detached Garage

Having a remote-controlled roller shutter door, electric light and power.

Externally

The property enjoys a tucked-away position along a no-through road, set back from the main road, with unrestricted on street parking available, subject to availability.

Immediately to the rear of the property is an enclosed paved courtyard with a useful built in store and gated access leading onto a gravelled area, which provides access to the detached garage.

The detached garage benefits from an electrically operated, remote-controlled roller shutter door, electric light and power, together with windows to the side aspect.

Beyond is a separate, generously sized rear garden, predominantly laid to lawn with fenced boundaries, established planting and various shrubs. The garden offers ample space for outdoor seating and entertaining, with a particularly attractive ornamental garden area towards the far end, incorporating raised planted borders and decorative features. Its generous proportions provide excellent potential for further landscaping and personalisation.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.






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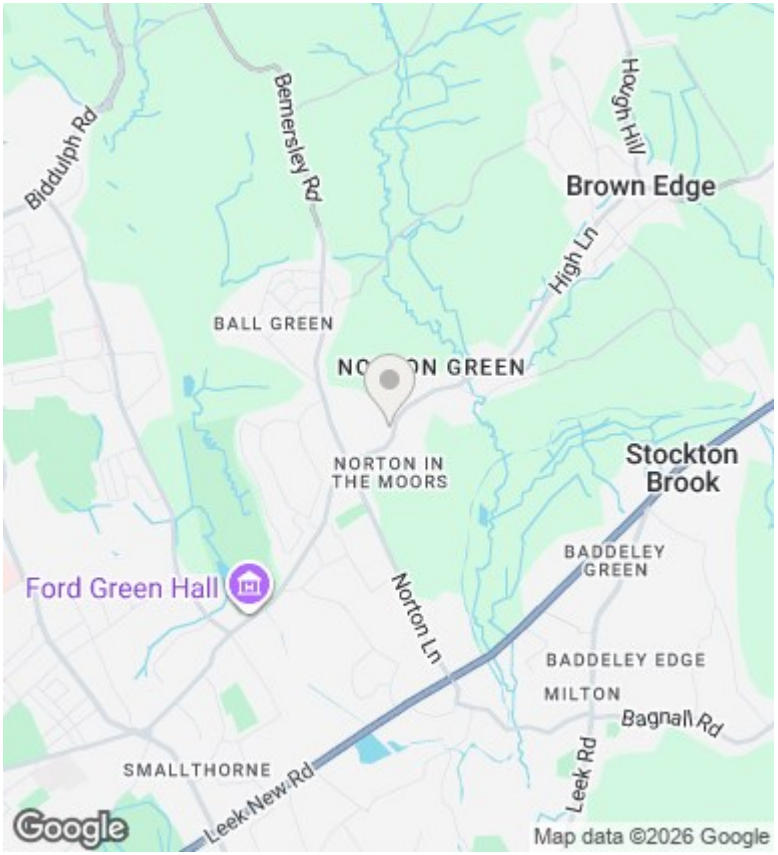







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Directions

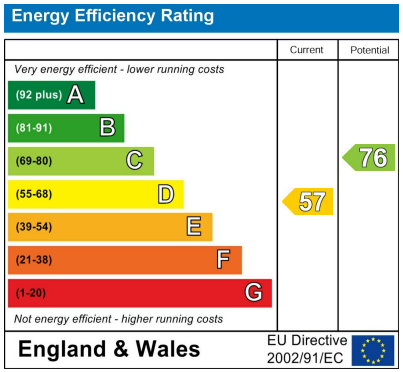
Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A

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