



## 6 Kisdon Avenue

Norton Heights, Stoke-On-Trent, ST6 8GW

SSShhh can you keep a secret! We have been working our magic and revealed something special on the map for you! This fabulous three bedroomed town house property has just arrived to the market in the popular area of Norton Heights. Modern throughout, its the ideal starter home or home to downsize too. Comprising of a modern fitted kitchen. lounge/diner, three bedrooms, family bathroom and en-suite to the master. Externally there is a landscaped rear garden and allocated parking to the rear. The best secrets always find a way of surfacing, so do not delay, book a viewing before it gets snapped up.

**£190,000**

# 6 Kisdon Avenue

Norton Heights, Stoke-On-Trent, ST6 8GW



- BEAUTIFUL TOWN HOUSE
- MODERN FITTED KITCHEN
- MASTER BEDROOM WITH SHOWER EN-SUITE
- THREE BEDROOMS
- PATIO DOORS TO REAR GARDEN
- GROUND FLOOR WC
- POPULAR LOCATION
- ONE ALLOCATED PARKING SPACE
- FREEHOLD PROPERTY

## GROUND FLOOR

### ENTRANCE HALL

11'1" x 3'4" (3.39 x 1.02)

A door opens to the front aspect. Staircase to the first floor and radiator.

### CLOAKROOM

6'5" x 2'11" (1.96 x 0.90)

Fitted with a low level W.C. and wash hand basin. Extractor fan and radiator.

### LOUNGE

14'6" x 13'5" (4.42 x 4.11)

Double glazed windows and patio doors overlook the rear aspect. Door leading to a storage cupboard, television point and two radiators.

### KITCHEN

10'4" x 8'0" (3.17 x 2.44)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with an inset stainless steel 1.5 bowl sink and

side drainer plus work surface areas. Partly tiled walls. Features an electric oven and gas hob with cooker hood. Plumbing for a washing machine and space for fridge/freezer. Cupboard houses boiler and radiator.

## FIRST FLOOR

### LANDING

10'7" x 6'2" (3.24 x 1.89)

Door leading to storage cupboard and loft access.

### BEDROOM ONE

9'7" x 8'5" (2.94 x 2.58)

A double glazed window overlooks the front aspect. built in wardrobe, television point and radiator.

### EN-SUITE

8'5" x 4'5" (2.59 x 1.36)

Fitted with a suite comprising shower cubicle, wash hand basin and low level W.C. Partly tiles walls extractor fan and saver point. Radiator.

## BEDROOM TWO

9'8" x 8'5" (2.96 x 2.58)

A double glazed window overlooks the rear aspect. Radiator.

## BEDROOM THREE

6'9" x 4'6" (2.08 x 1.38)

A double glazed window overlooks the rear aspect. Fitted Wardrobes and radiator.

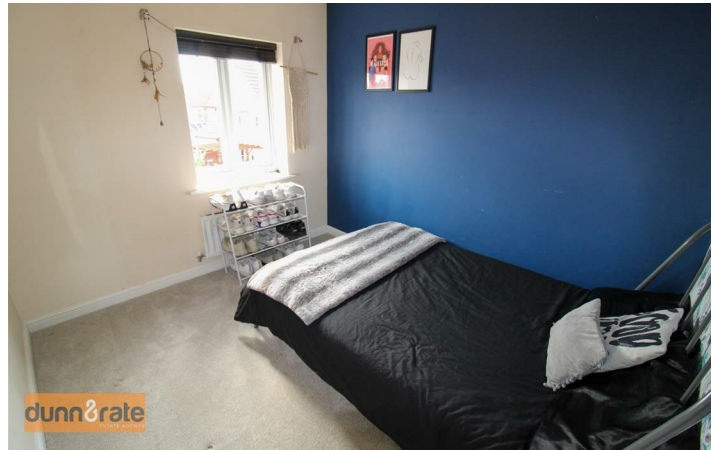
## BATHROOM

6'3" x 6'2" (1.92 x 1.90)

A double glazed window to the front aspect. Fitted with a suite comprising a bath, low level W.C. and wash hand basin. Partly tiled, extractor fan, shaver point and radiator.

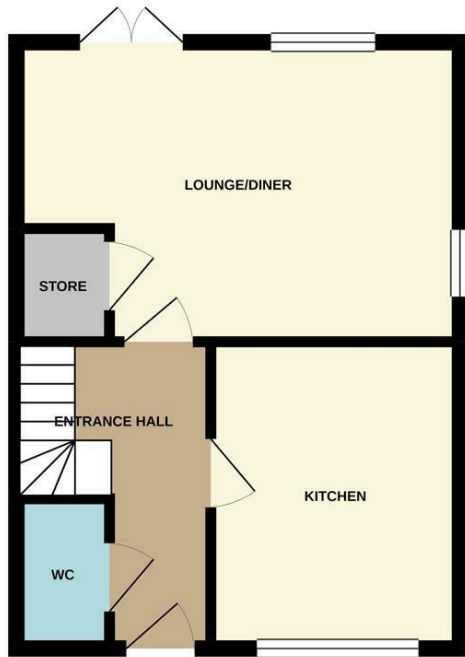
## EXTERIOR

To the rear there is a tiered decked area with shrubs. Gate accessing a private car park with allocated parking space.

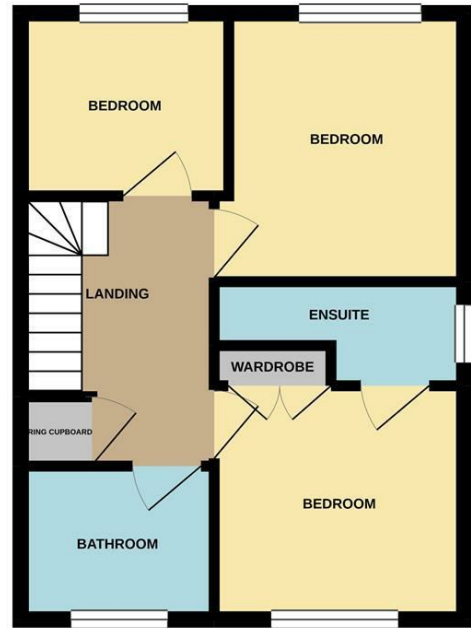


# Floor Plan

**GROUND FLOOR**  
347 sq. ft. (32.3 sq. m.) approx.



**1ST FLOOR**  
347 sq. ft. (32.3 sq. m.) approx.



**TOTAL FLOOR AREA : 695 sq. ft. (64.5 sq. m.) approx.**

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.  
Made with Metropix ©2020

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

