

## Harrison Road Norton Stoke-On-Trent ST6 8DA



**Offers In Excess Of £235,000**

## Harrison Road, Norton, Stoke-On-Trent, ST6 8DA

If Harrison Road, Norton is the place you want to be -  
Then be sure to be quick, this property you really must see! -  
An immaculate semi, a wonderful family home -  
With plenty of space upstairs and downstairs to roam -  
There's THREE BEDROOMS plus bathroom & WC -  
Impressive kitchen and beautiful lounge/dining room to fill you with glee -  
Impressive gardens, driveway and garage/workshop too -  
Do not delay, call us now to view!

Nestled in the popular area of Harrison Road, Norton, this beautifully presented semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed by a spacious entrance hall that leads to a separate WC, ensuring convenience for both residents and guests. The open-plan lounge and dining room create an inviting atmosphere, ideal for entertaining or relaxing with family. The stylish fitted kitchen is a highlight of the home, providing a modern space for culinary pursuits. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The modern bathroom features a shower cubicle, catering to contemporary living standards.

This property also boasts a useful loft, providing additional storage. Outside, the landscaped rear garden is a delightful space for outdoor enjoyment, while ample off-road parking and a garage add to the practicality of this lovely home. Viewing is highly recommended to fully appreciate the charm and spaciousness this property has to offer. Whether you are a first-time buyer or looking for a family home, this semi-detached house is sure to meet your needs.

### Entrance Hall

Stylish door and double glazed window to the front aspect. Spacious hallway with useful storage cupboard. Access to the WC. Stairs off to the first floor.

### Separate WC

With low level WC and wash hand basin.

### Lounge/Diner

24'9" into window x 13'4" narrowing to 10'4" (7.55 into window x 4.07 narrowing to 3.16)

Open-plan area living area comprises;

### Lounge Area

Double glazed window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator.

### Dining Area

Double glazed patio doors. Space for dining table. Radiator.



### Kitchen

11'2" x 9'2" (3.41 x 2.81)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral fridge, freezer and washing machine. Space for range style cooker with extractor hood above. Inset sink with single drainer and mixer tap. Double glazed window to the side aspect. Double glazed door with access into the rear garden.

### First Floor

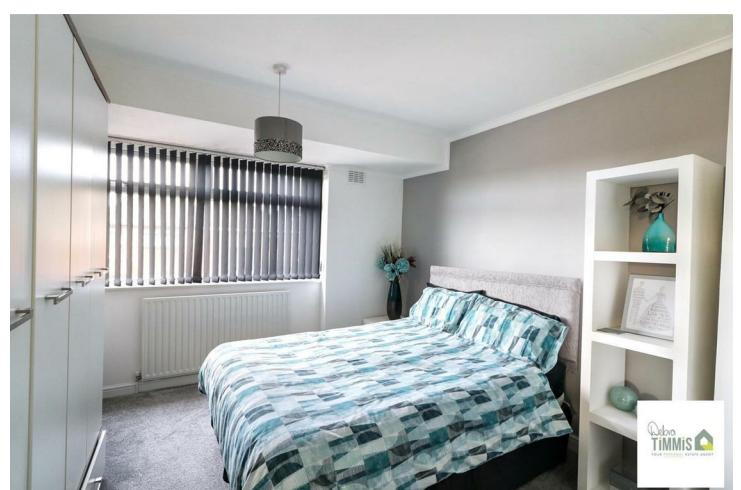
#### Landing

Double glazed window to the side aspect. Radiator. Cupboard housing gas central heating boiler. Loft access with pull down ladder.

#### Bedroom One

12'10" max x 10'9" max (3.93 max x 3.29 max)

Double glazed window. Radiator.



## Bedroom Two

12'0" x 10'9" (3.66 x 3.28)

Double glazed window. Radiator.

## Bedroom Three

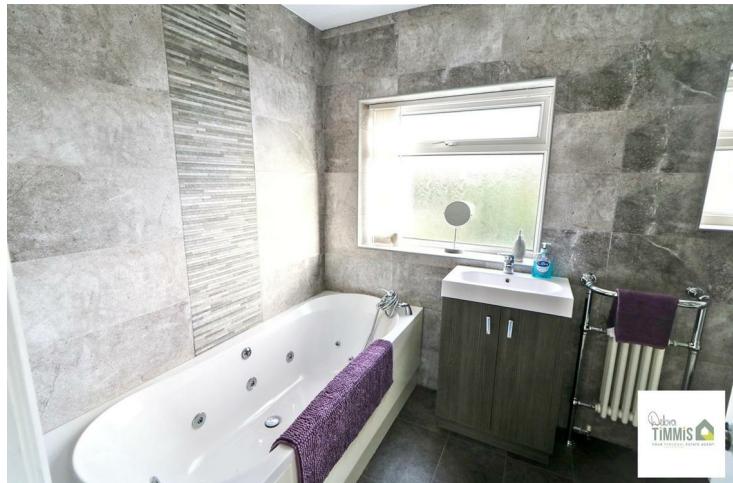
9'1" max x 6'11" (2.79 max x 2.13)

Double glazed window. Radiator. (There is a bulk head in this room).

## Bathroom

9'0" x 6'5" (2.76 x 1.96)

Stylish suite comprises, spa style bath, shower cubicle housing shower with water fall shower head, vanity wash hand basin and WC. Tiled walls. Two double glazed windows. Heated towel rail/radiator.



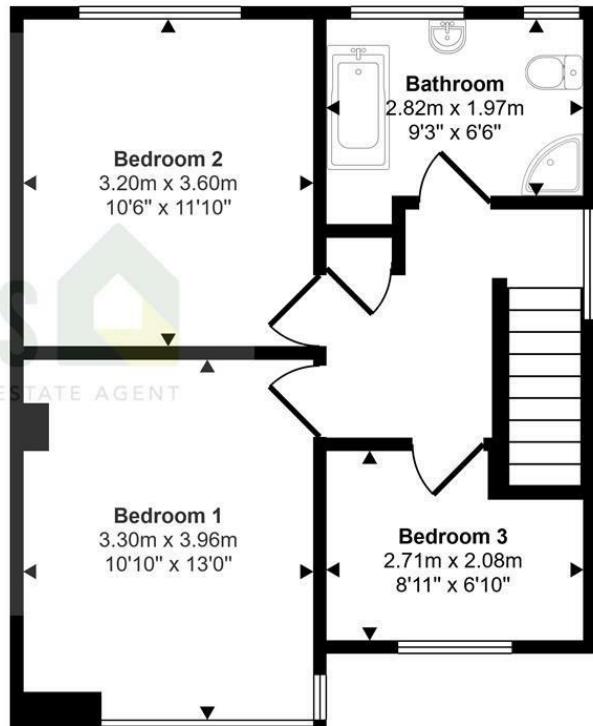
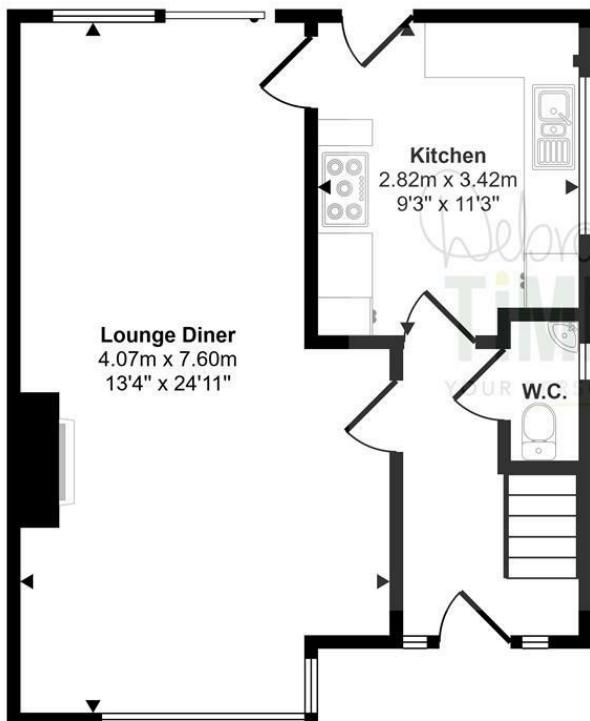
## Externally

Low maintenance frontage and driveway providing ample off

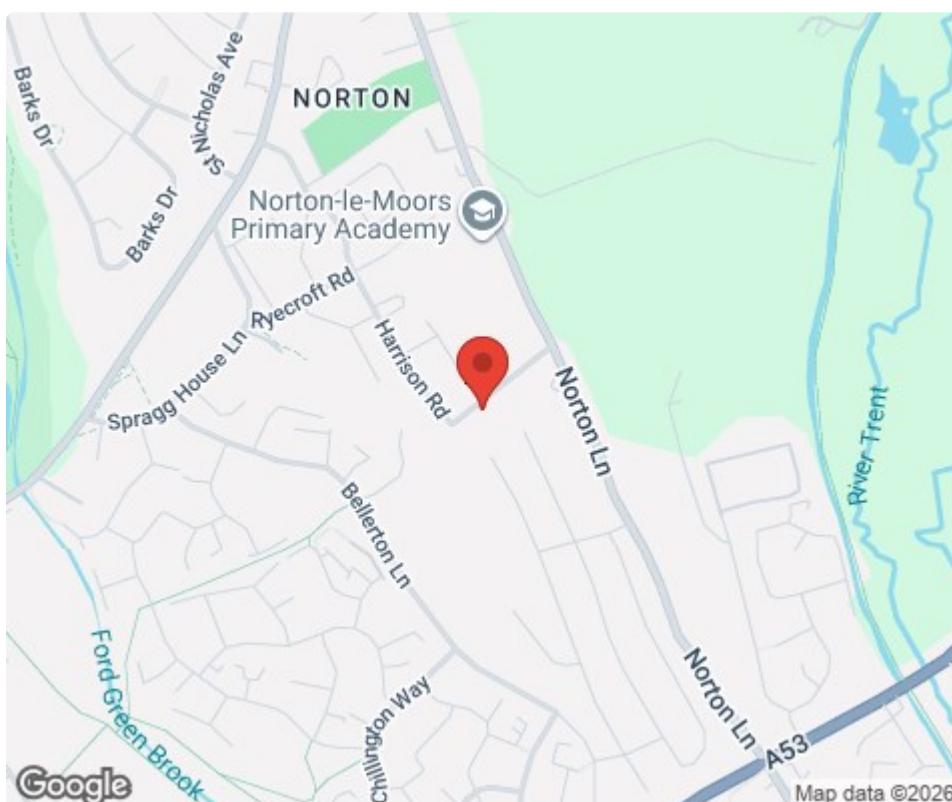
road parking. Single garage (suitable access for smaller width vehicle). Enclosed good sized rear garden with covered patio seating area. Electric wall heater. Artificial lawn garden with well stocked raised planters. Additional patio/seating area.



Approx Gross Internal Area  
89 sq m / 963 sq ft



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: B

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		
England & Wales		EU Directive 2002/91/EC