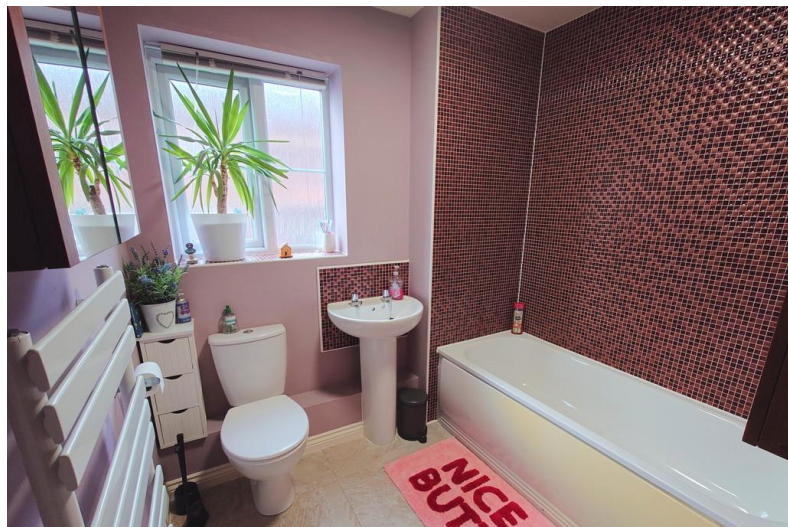




Burtree Drive
Norton Heights, ST6 8GY

- A GROUND FLOOR APARTMENT
- TWO BEDROOMS
- BEAUTIFULLY MODERNISED
- LOUNGE, KITCHEN & BATHROOM
- UPDATED ELECTRICS & BOILER
- ON THE DOORSTEP TO NATURE WALKS
- ALOCATED PARKING
- POPULAR ESTATE

£90,000





Property Description

INTRO

A truly delightful TWO BEDROOM GROUND FLOOR MODERN APARTMENT - Located in the hugely popular Norton Heights estate, this spacious and beautifully presented apartment comprises of an L shaped entrance hall, stylish chic lounge, modern kitchen, two double bedrooms and a modern bathroom. UPVC double glazed windows, and benefitting from updated electrics and gas combi boiler. Allocated parking space with guest parking available. Leasehold Tenure. Great location for useful nearby road links and amenities. Step outside and countryside walks await you - Don't wait around to contact us before this stunning place gets snapped up!

DIRECTIONS

Please use postcode ST6 8GY for Sat Nav/Google Maps. The property is located on the corner of Blithfield Way, our for sale sign is located at the front entrance.



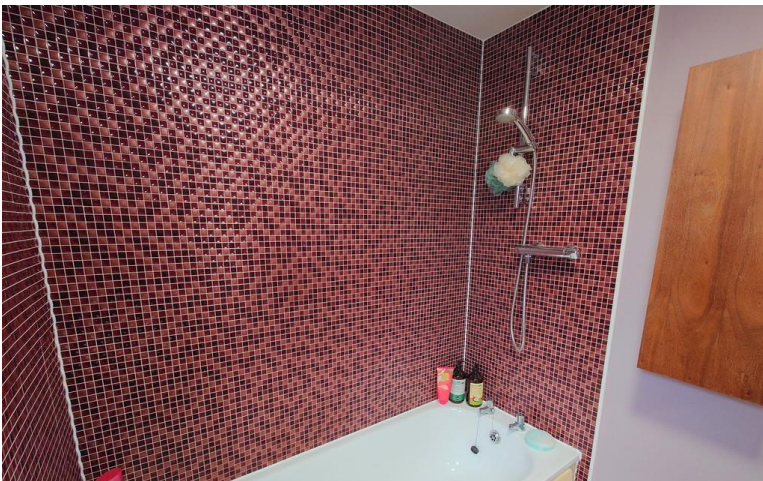
LEASEHOLD TENURE

The Tenure is Leasehold which we understand has approx 99 years remaining on the lease. £154.10 PER MONTH is payable for the service charge and £200 PER ANNUM annum for the ground rent. The Leasehold company is Trinity Estates.

ACCOMMODATION

GROUND FLOOR COMMUNAL ENTRANCE

Intercom and entrance door from the front of the building. Also locked rear exit door leads straight to the parking area to the rear.



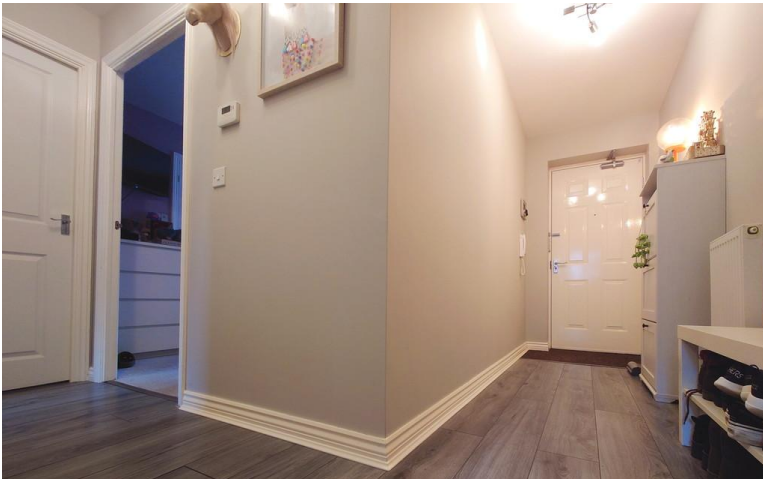
ENTRANCE HALL

An 'L' shaped entrance hallway. Front composite entrance door. Telecom. Radiator. Laminate flooring. Door to useful storage cupboard, also housing the updated electric consumer unit. Honeywell central heating thermostat.

BATHROOM

8' 9" x 7' 2" (2.67m x 2.18m)

A modernised bathroom suite with panelled bath and mains pressured shower. Low level W.C and wash hand basin. Vanity mirror unit and further wall mounted cabinet. Radiator. Part tiled walls and tiled flooring. Frosted window to the rear. Extractor fan.



BEDROOM ONE

10' 2" x 9' 11" (3.1m x 3.02m)

Window to the side, radiator. Door to storage/wardrobe.

BEDROOM TWO

8' 7" x 6' 9" (2.62m x 2.06m)

Window to the side, radiator.

LOUNGE

14' 7" x 10' 0" (4.44m x 3.05m)

A stylish living space with laminate flooring, two radiators and two ceiling light fittings. Feature timber panelling to one wall. Juliet balcony window to side.



KITCHEN

7' 10" x 7' 5" (2.39m x 2.26m)

A modern fitted kitchen with base and wall mounted cupboards. Worksurfaces over with splash back tiling. Electric oven/grill with four ring gas hob and extractor hood over. Single drainer sink unit. Tiled flooring. Underplinth heater/cooler. Window to the side. Space for a tall mounted fridge freezer. Space and plumbing for both a washing machine and dishwasher. Cupboard concealing Logic combi 35 gas combi boiler (fully serviced). Ceiling light fitting.



EXTERNALLY

PARKING

There is one allocated car parking space to the rear of the building, plus further unofficial on-street parking is available if required.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk



FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential: (EPC & FLOORPLAN TO FOLLOW)







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements