

Woodland Avenue Norton Green Stoke-On-Trent ST6 8NE



**Offers In The Region Of £190,000**

## Woodland Avenue, Norton Green, Stoke-On-Trent, ST6 8NE

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, with so much potential for you -  
With Three bedrooms, lounge, dining room and kitchen too -  
There's a good sized garden at the rear, garage and drive at the front -  
All in a popular location, perfect if you're on a property hunt -  
So what are you waiting for, do not delay-  
Pick up the phone and arrange to view today!

Nestled on Woodland Avenue in the charming area of Norton Green, this delightful property presents an excellent opportunity for those seeking a much-loved family home. With three well-proportioned bedrooms and a bathroom, this property is perfect for families or those looking to settle down in a welcoming community.

Upon entering, you are greeted by the entrance porch that leads into a spacious hall. The ground floor boasts two reception rooms, including a comfortable lounge and a versatile dining/sitting area, providing ample space for relaxation and entertaining. The kitchen is functional and offers the potential for personalisation, allowing you to create a culinary space that reflects your style.

The property benefits from double glazing and central heating, ensuring warmth and comfort throughout the year. Outside, the low-maintenance front garden and driveway provide convenience, while the attached garage offers additional storage or workspace. The delightful rear garden is a true highlight, featuring an open aspect and stunning views, making it an ideal spot for outdoor enjoyment.

With no upward chain, this home is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the potential and charm this property has to offer. Whether you are a first-time buyer or looking to upsize, this house on Woodland Avenue is a wonderful opportunity not to be missed.

### Entrance Porch

With access into the hallway.

### Hallway

With stairs off to the first floor. Useful storage cupboard. Radiator.

### Dining/Sitting Room

12'10" into bay x 11'10" into alcove (3.93 into bay x 3.61 into alcove)

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

### Lounge

13'7" x 11'9" (4.16 x 3.59)

Double glazed window. Feature fireplace housing gas fire. Radiator.

### Kitchen

12'2" x 8'0" (3.72 x 2.46)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Gas central heating boiler. Three double glazed windows. Stainless steel sink with single drainer. Space for washing machine and cooker. Gas central heating boiler. Door with access to the lean to/garage.



### First Floor

#### Landing

Double glazed window to the side aspect. Loft access.

#### Bedroom One

11'9" x 9'8" to robe (3.59 x 2.97 to robe)

Double glazed window. Radiator, Fitted wardrobes.



### Bedroom Two

11'10" into robe x 10'10" (3.62 into robe x 3.32)  
Double glazed window. Radiator. Built-in wardrobes.

### Bedroom Three

6'9" x 6'5" (2.08 x 1.96)  
Double glazed window. Radiator.

### Bathroom

8'0" x 6'3" (2.44 x 1.93)  
Suite comprises, panelled bath with shower over, pedestal wash hand basin and low level WC. Radiator. Double glazed window. Tiled walls. Airing cupboard.



feature garden. Driveway providing of road parking with access to the garage. Enclosed rear garden with lawn and patio seating areas. Open aspect to the rear elevation with stunning views.



### Garage

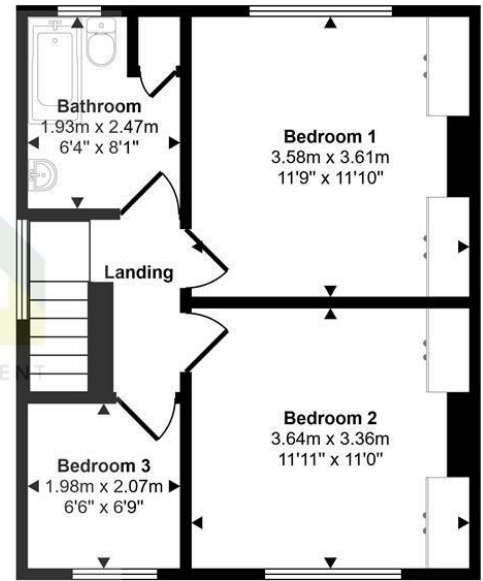
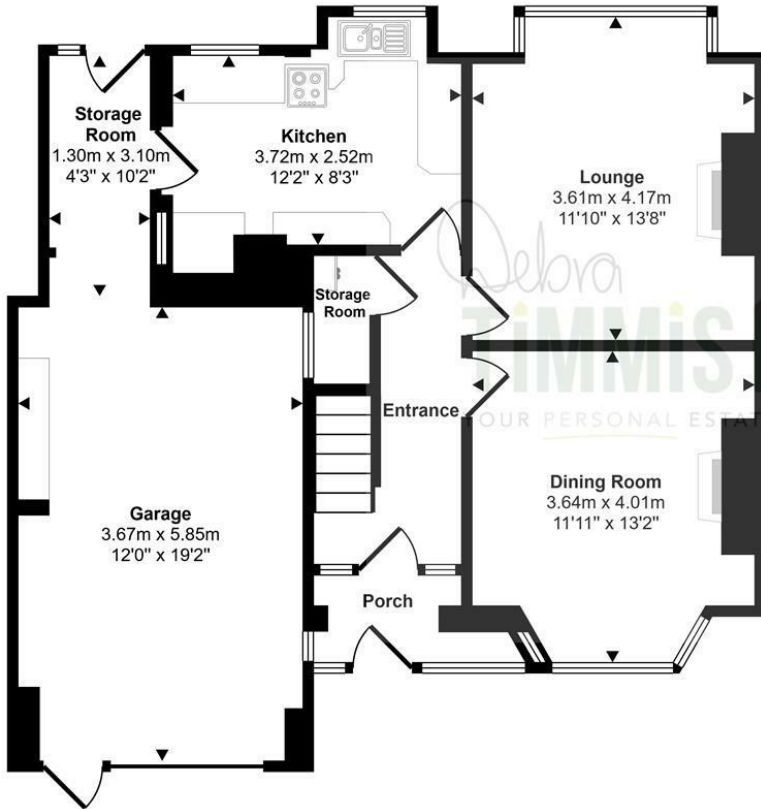
17'8" plus recess x 12'1" (5.39 plus recess x 3.69)  
Useful storage. Access into the rear garden.

### Externally

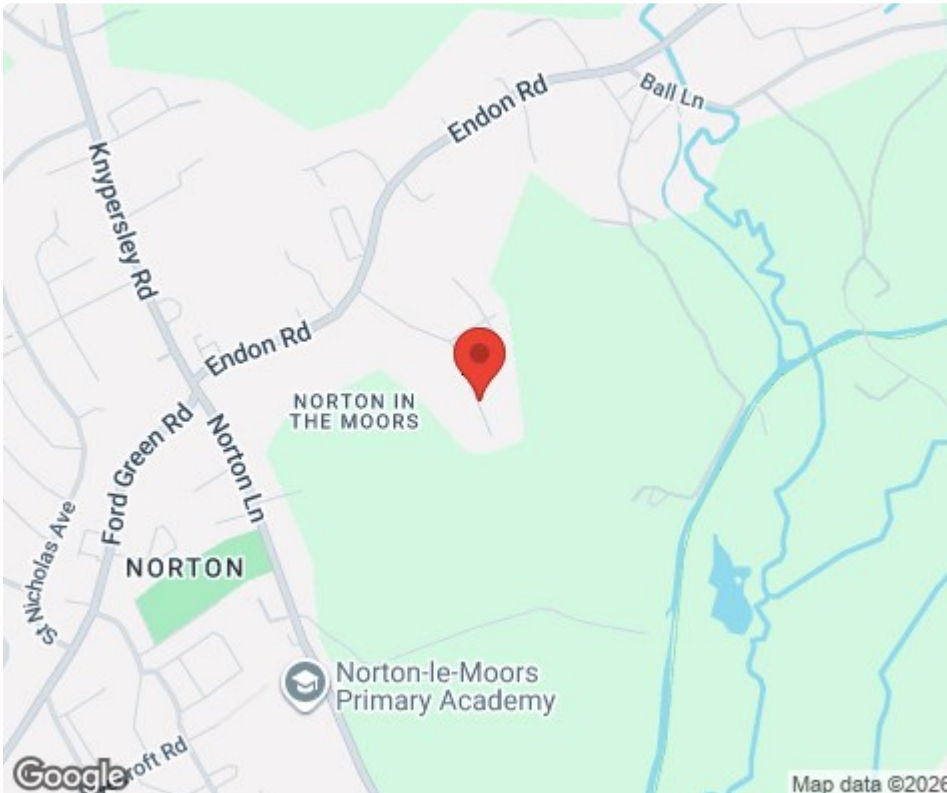
To the front aspect there us a low maintenance gravel



Approx Gross Internal Area  
119 sq m / 1282 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: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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