FOR SALE







Yarnbrook Grove, Norton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000

MARTIN&CO



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3 Bedrooms, 1 Bathroom

Offers In Excess Of £140,000

- **For sale with no onward chain**
- **Family bathroom with bath and shower**
- **Downstairs WC**
- **Spacious kitchen diner**
- **Good-sized bedrooms**



OVERVIEW This three-bedroom semi-detached house is for sale in Norton, Stoke-on-Trent and is offered with no onward chain.

One of the property's appealing features is its position, with open field and green space views at the end of the street, enjoyed from the first-floor bedrooms.

The ground floor layout includes one reception room and a spacious kitchen/diner, providing clearly defined areas for relaxing and everyday mealtimes. A downstairs WC adds useful convenience for day-to-day living and visiting guests.

On the first floor, there are three good-sized bedrooms, giving practical options for family accommodation, a home office or hobby space. The family bathroom is fitted with both a bath and a shower, offering flexibility for different routines and preferences.

Further benefits include newly fitted double-glazed windows throughout, installed approximately 18 months ago, together with a new front and rear door, providing a welcome modern improvement.

Norton is a residential district to the north of Stoke-on-Trent, within reach of local green spaces such as Norton Park and the surrounding countryside towards Brown Edge, which provide walking routes and opportunities for outdoor recreation. Everyday amenities, shops and cafés can be found in nearby Smallthorne and Brown Edge, while Hanley and Stoke-on-Trent city centre offer a broader range of retail, leisure and dining facilities.

Families have access to a selection of primary and secondary schools within a short drive of the property, supporting school commutes and after-school activities.



Public transport is available via local bus services connecting Norton with Hanley and other parts of the city. The nearest mainline rail services are from Stoke-on-Trent station, typically around 15–20 minutes away by car, with regular trains to destinations including Manchester and Birmingham in approximately 45–60 minutes and London in around 90 minutes. Road links via the A500 and A53 provide access to the wider region.

HALL 13' 8" x 3' 0" (4.18m x 0.92m) Entered via a composite front door, stairs to first floor, radiator.

LOUNGE 16' 3" x 10' 4" (4.96m x 3.15m) Double glazed window to the front elevation which overlooks pleasant views over the front garden, with mature hedging providing an attractive and private outlook. The window allows plenty of natural light to flow into the room, while a feature fireplace creates an attractive focal point along with a radiator.

KITCHEN/DINER 11' 6" x 11' 4" (3.52m x 3.47m) Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink with drainer. Integrated oven and hob with extractor hood above, together with space for additional appliances. Ample room for a dining table, creating a practical space for everyday dining. Two double glazed windows to the rear and side elevations provide plenty of natural light, with a radiator.

UTILITY ROOM 8' 3" x 7' 11" (2.54m x 2.42m) UPVC door giving access to the rear garden, space for appliances, window to the rear elevation.

WC 4' 5" x 2' 9" (1.37m x 0.86m) Low level WC, window to the rear elevation.

MASTER BEDROOM 13' 9" x 8' 3" (4.21m x 2.54m) Double glazed window to the rear elevation, built in storage cupboard ideal as wardrobe space, radiator.

BEDROOM STORAGE 7' 0" x 2' 10" (2.14m x 0.88m) Built in storage in the master bedroom.





BEDROOM 10' 9" x 10' 4" (3.29m x 3.15m) Double glazed window to the front elevation, radiator.

BEDROOM 10' 5" x 8' 7" (3.18m x 2.64m) Double glazed window to the front elevation, radiator.

BATHROOM 11' 6" x 5' 6" (3.51m x 1.69m) A 4-piece suite in white, comprising; low level WC, hand wash basin, bath, shower, radiator.

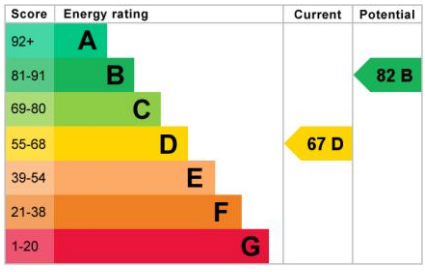
EXTERNAL The property is approached via the front garden, predominantly laid to lawn, with steps and a pathway leading to the front entrance. The garden is enclosed by mature hedging, creating an attractive and private setting.

To the rear, there is a garden, comprising a lawned area and a paved patio, providing an ideal space for outdoor seating and entertaining.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.













Ground Floor **First Floor**

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent
12 Albion Street ● ● Stoke-On-Trent ● ST1 1QH
T: 01782 262880 ● E: stokeontrent@martinco.com

01782 262880
http://www.martinco.com

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The Property Ombudsman