



Cromer Road

Northwood, Stoke-On-Trent, ST1 6AN

See a penny, pick it up, and all day long you will have good luck!!! Here I give you the shiniest of pennies and if you manage to bag this stunning end town house for yourself, your luck could last a lifetime! Immaculate throughout, this property is the ideal first time buyer home, or anyone looking to downsize. Beautifully proportioned, the accommodation is made up of a spacious lounge/diner with bay window to the front and patio doors leading to the garden, modern fitted kitchen complete with granite work tops, three bedrooms and a contemporary family bathroom. Externally, there is ample off road parking and the rear garden is low maintenance. Excellently located in the town of Northwood, close to local amenities and commuter links. So I give you this penny, take it quickly, make it your and enjoy the good luck it brings!

Offers in the region of £175,000

Cromer Road

Northwood, Stoke-On-Trent, ST1 6AN



- IMMACULATE END TOWN HOUSE
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- SPACIOUS LOUNGE/DINER
- CONTEMPORARY BATHROOM
- EARLY VIEWING IS A MUST
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- POPULAR LOCATION

Ground Floor

Entrance Hall

The property has a double glazed entrance door to the front aspect with a double glazed window to the side aspect. Tiled flooring. Stairs to the first floor. Radiator.

Lounge/Diner

27'9" x 10'4" (8.46 x 3.16)

Open plan lounge/diner with a double glazed bay window to the front aspect, to the rear there is a double glazed patio doors leading out onto the rear garden. Fire place housing electric fire. Television point. Two radiators.

Kitchen

12'0" x 5'9" (3.68 x 1.76)

Two double glazed windows overlook the rear and side aspect, coupled with a double glazed door leading out to the side of the property. Fitted with a range of wall and base storage units with inset stainless steel sink unit and

side drainer. Granite work surface areas and partly tiled walls. Integrated electric oven and gas hob. Wall mounted combi central heating boiler. Space for a fridge and space and plumbing for a washing machine.

First Floor

First Floor Landing

A double glazed window overlooks the side aspect. Radiator.

Bedroom One

12'6" x 10'4" (3.83 x 3.17)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

11'0" x 10'5" (3.36 x 3.19)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

6'9" x 5'10" (2.08 x 1.78)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'1" x 5'9" (2.16 x 1.76)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and vanity hand wash basin. Fully tiled walls, extractor fan and ladder style towel radiator.

Exterior

To the front there is a long driveway and two lawned areas enclosed by double gates and a hedge border. To the rear, the garden is low maintenance and block paved and enclosed by panelled fencing.



Floor Plan



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 fixtures have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	