

Norville Drive Hanley Stoke-On-Trent ST1 3GF



Offers Over £170,000

Norville Drive, Hanley, Stoke-On-Trent, ST1 3GF

THREE IS THE MAGIC NUMBER, as you may already know -
And when it comes to this beautiful house, that is confirmed so -
With THREE storeys and FOUR bedrooms too -
There's space galore for a family, and maybe even a guest or two -
A kitchen/diner/lounge that's all OPEN PLAN -
Be sure to come take a look, you'll definitely be a fan! -
An enclosed garden at the rear for a bit of sunning -
This property is quite simply STUNNING! -
So if this looks like the property for you -
Call the team at DEBRA TIMMIS today and arrange to view!

PUBLIC NOTICE Debra Timmis Estate Agents are now in receipt of an offer for the sum of £190,000 for 12 Norville Drive. Anyone wishing to place an offer on this property should contact Debra Timmis Estate Agents 24 Millrise Road, Milton, ST2 7BW OR 01782 538008 before exchange of contracts.

Looking for your next family home? Well step this way into this beautifully presented THREE STOREY, FOUR BEDROOM town house. Boasting spacious accommodation through-out and briefly comprises on the ground floor, hallway, WC, open-plan kitchen/diner/lounge. Follow the stair case to the first floor where you'll find two bright spacious bedrooms and family bathroom. On the second floor, as well as the master with shower en-suite bathroom and fourth bedroom. Outside provides a low maintenance rear garden. Allocated parking. Double glazing and central heating. Ideally positioned within a popular residential location close to local amenities and excellent commuter links. Early internal inspection is highly recommended. No upward chain!!

Entrance Hall

Radiator. Stairs off to the first floor.

Separate WC

5'11" x 2'11" (1.82 x 0.90)

White two piece suite comprises, low level WC and pedestal wash hand basin. Radiator. Part tiled walls.

Open-Plan Lounge/Diner/Kitchen

Kitchen Area

8'7" x 6'2" (2.64 x 1.88)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating units below. Four ring gas hob and built-in electric oven. Space and plumbing for washing machine and dishwasher. Radiator. Inset spot lights. Double glazed window to the front aspect.

Lounge/Diner

14'4" x 13'7" (4.37 x 4.16)

Double glazed windows and French doors with access into the rear garden. Useful storage cupboard. Two radiators. Useful storage cupboard.



First Floor

Landing

Radiator. Stairs to the second floor.

Bedroom Two

13'6" into robe x 9'5" (4.14 into robe x 2.89)

Two double glazed windows to the rear aspect. Built in wardrobes. Radiator.



Bedroom Three

13'8" x 9'4" narrowing to 6'0" (4.17 x 2.85 narrowing to 1.85)

Two double glazed windows to the front aspect. Radiator.

Bathroom

7'5" x 5'6" (2.28 x 1.68)

White suite comprises, panelled bath with shower

attachment, pedestal wash hand basin and low level WC. Inset ceiling spot lights.



Second Floor

Landing

Useful storage cupboard. Loft access.

Master Bedroom

13'8" into robe x 13'4" (4.17 into robe x 4.07)

Double glazed window and double glazed door with access to the Juliette balcony. Fitted wardrobes. Radiator. Access to the en-suite shower room.



En-Suite Shower Room

6'2" max x 6'4" (1.90 max x 1.94)

Fitted with a shower enclosure housing shower, pedestal wash hand basin and low level WC. Heated towel rail. Part tiled walls.

Bedroom Four

13'8" x 6'9" max (4.17 x 2.06 max)

Two double glazed windows to the rear aspect. Radiator.

Externally

Enclosed low maintenance rear garden with pedestrian access. Allocated parking to the front aspect.

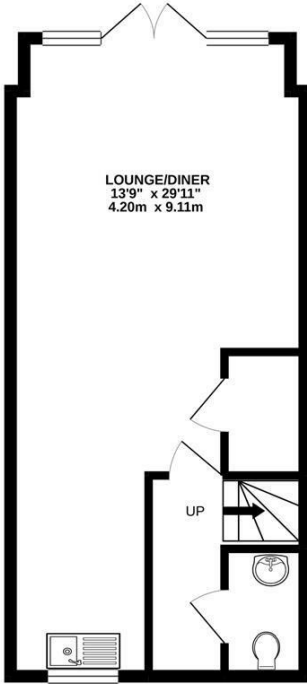
Agents Notes

Leasehold - 999 years from new.

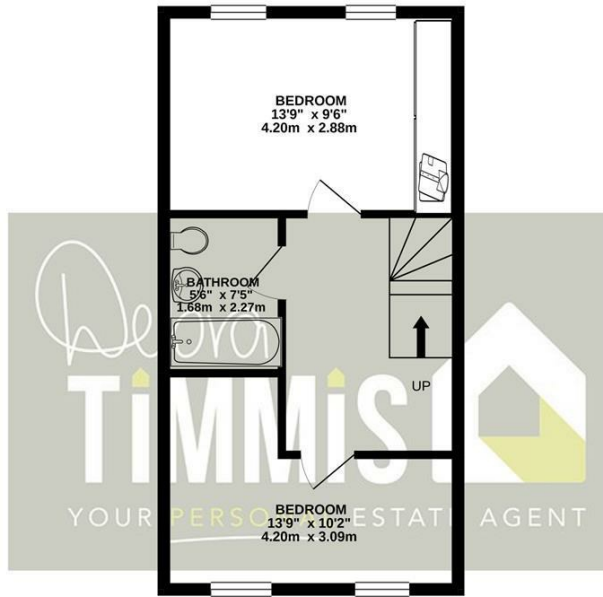
Ground Rent - TBA



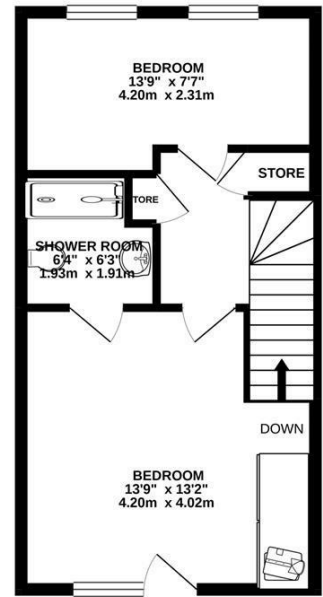
GROUND FLOOR



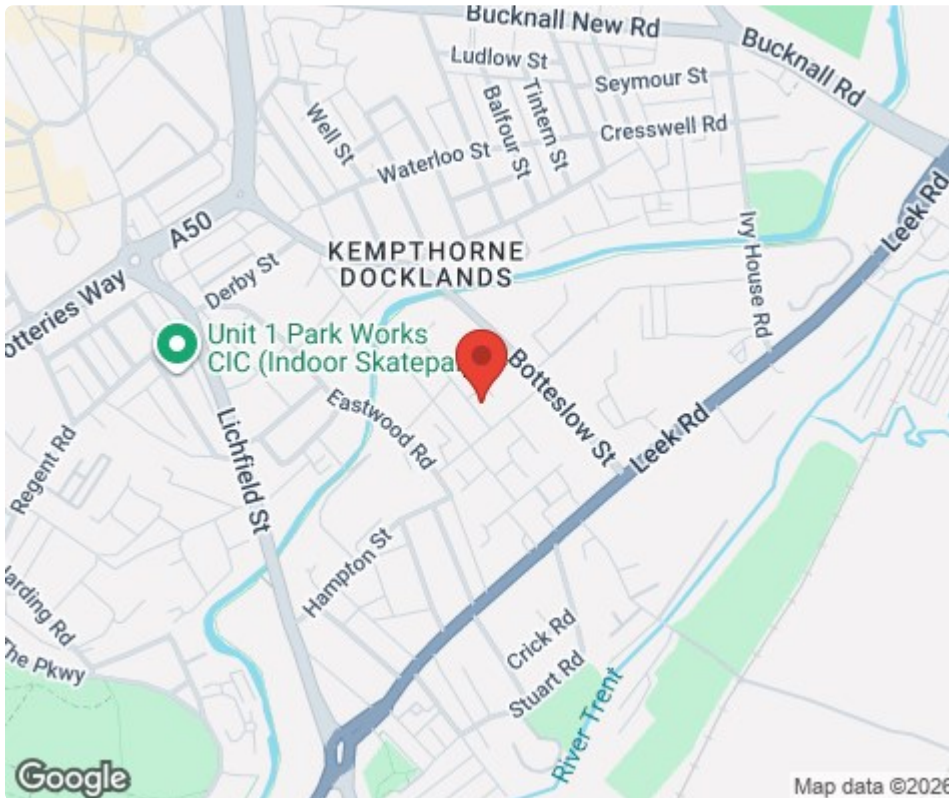
1ST FLOOR



2ND FLOOR



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(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	

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