



## 123 Mallorie Road, Norton, Stoke-On-Trent, ST6 8ER

Offers In The Region Of £135,000

- Semi detached property
- 2 bedrooms
- Dressing room with scope to be reinstated as a third bedroom
- First floor shower room
- Dual aspect sitting room
- Popular residential area
- NO CHAIN!



# 123 Mallorie Road, Stoke-On-Trent ST6 8ER

Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this charming semi-detached house on Mallorie Road that offers a delightful opportunity for both first-time buyers and those looking to downsize. Built in 1960, the property boasts a classic design that has been well-maintained over the years.

Upon entering, you are welcomed into a spacious dual aspect sitting room, which fills the space with natural light, creating a warm and inviting atmosphere. This room is perfect for relaxing or entertaining guests. The house features two comfortable bedrooms, along with a dressing room that presents the potential to be converted back into a third bedroom, providing flexibility to suit your needs.



Council Tax Band: D



## Ground Floor

### Hall

5'11" x 3'2"

UPVC double glazed door to the frontage, stairs to the first floor, radiator.

### Sitting Room

19'6" x 10'4"

UPVC double glazed window to the frontage, UPVC double glazed patio doors to the rear, gas fire.

### Kitchen Diner

11'6" x 11'3"

UPVC double glazed window to the rear, two UPVC double glazed windows to the side aspect, units to the base and eye level, Algor four ring gas hob, Algor electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a table and chairs, radiator, understairs storage cupboard.

### Utility

8'2" x 7'10"

UPVC double glazed window to the frontage, UPVC double glazed door to the side aspect, radiator, space for a free standing fridge freezer.

### WC

4'1" x 2'11"

UPVC double glazed window to the side aspect, high level WC, wall mounted wash hand basin, chrome taps.

## First Floor

### Landing

7'1" x 5'8"

Loft hatch, airing cupboard housing a Vaillant gas fired boiler.

### Bedroom One

10'7" x 10'5"

UPVC double glazed window to the frontage, radiator.

### Dressing Room / Bedroom Three

8'5" x 6'8"

UPVC double glazed window to the rear, radiator, fitted wardrobes. Can be converted back to a bedroom.

### Bedroom Two

13'5" x 8'3"

UPVC double glazed window to the frontage, radiator, overs stairs storage cupboard.

### Shower Room

8'4" x 5'10"

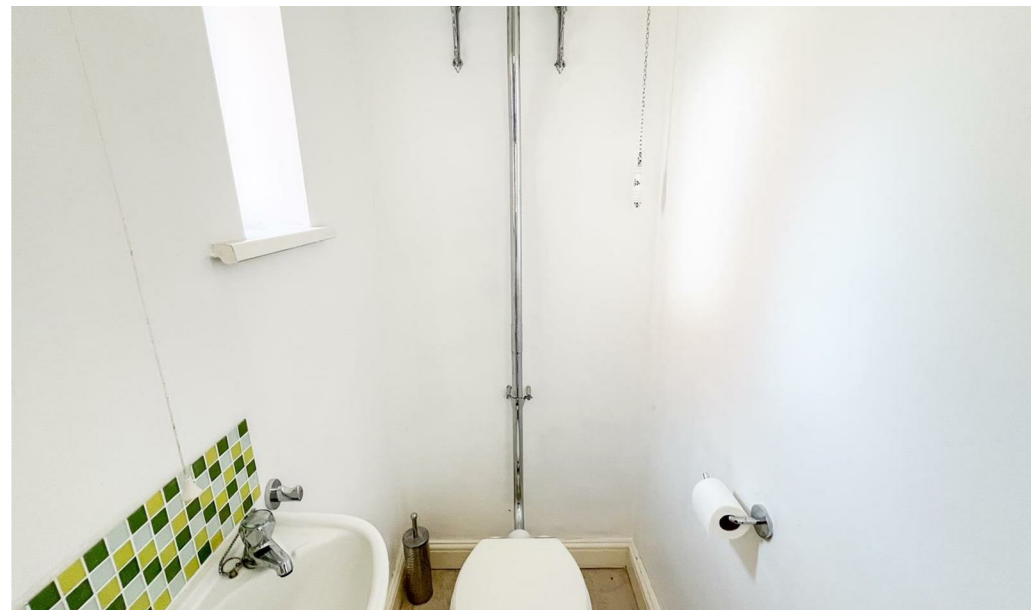
UPVC double glazed window to the side aspect, quadrant shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, vintage style radiator.

### Externally

To the frontage, laid To lawn, fence boundary, gated access to the rear.

To the rear, mainly lead to lawn, gravelled area, circular patio, fence boundary,

concrete sectional brick effect workshop, timber shed.



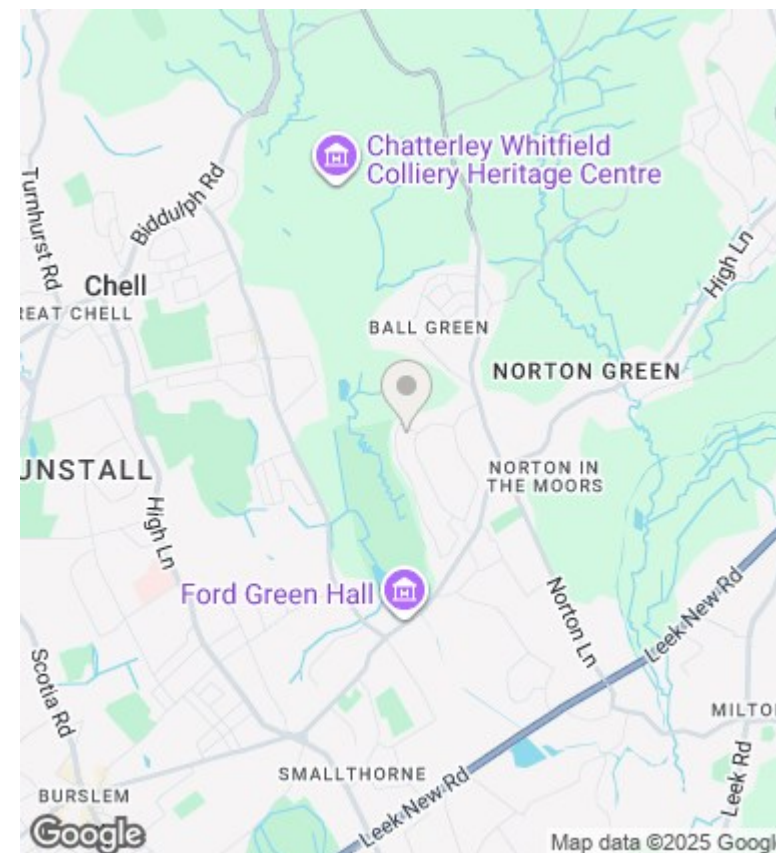








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

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>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		