



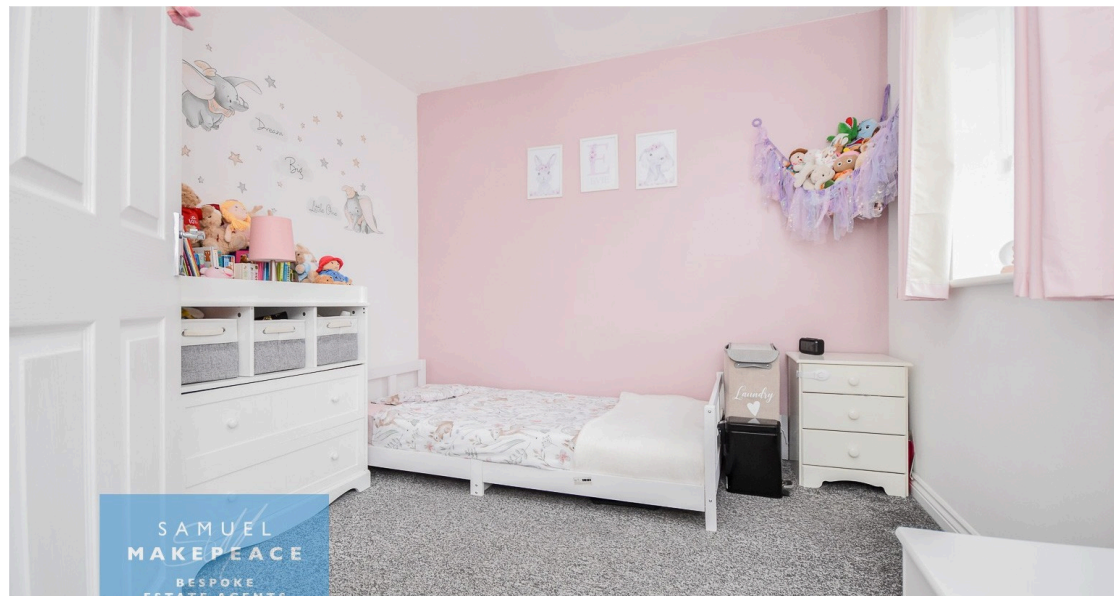
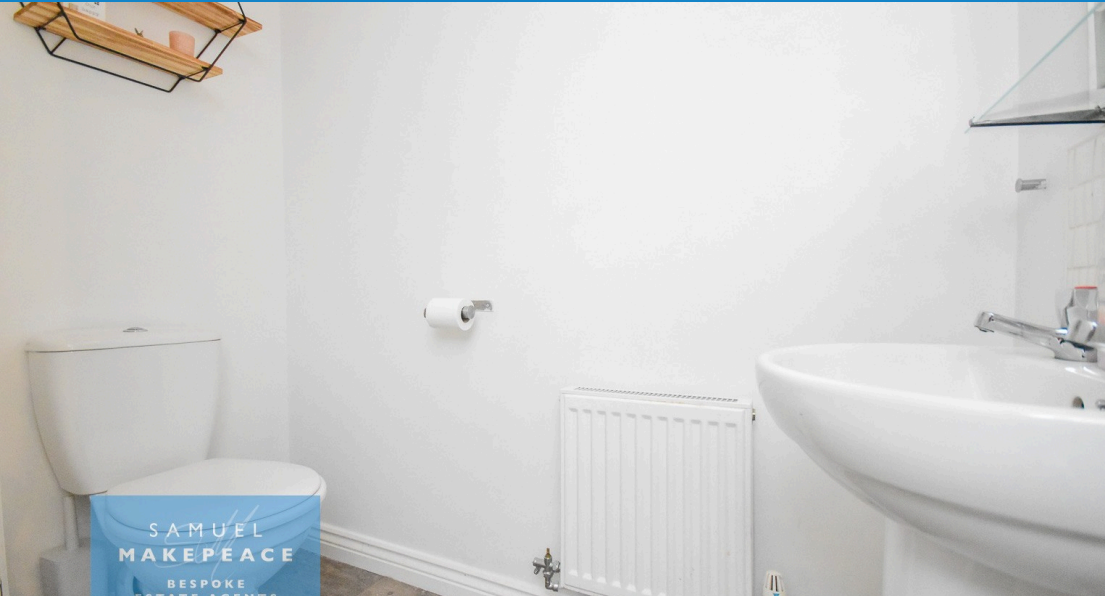
 **3**
Bedrooms

 **2**
Bathrooms

 **1**
Reception



- LOVELY THREE BEDROOM TOWN HOUSE
- MODERN KITCHEN
- GORGEOUS LOUNGE-DINER
- CONVENIENT DOWNSTAIRS WC
- TWO DOUBLE SIZED BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- BEAUTIFUL SECOND FLOOR BEDROOM
- WELL-MAINTAINED REAR GARDEN with patio, lawn, flower beds and pebbled area
- ALLOCATED DRIVEWAY and SINGLE GARAGE



Welcome to Great living on Great Row Grove—an exceptional three-bedroom townhouse set on the ever-popular Norton Heights estate, a perfect, family-friendly location that truly lives up to its name! Tucked away on a lovely, quiet street, this fantastic home offers space, style and comfort in abundance. Step inside the inviting entrance hall which leads seamlessly to all ground floor rooms, including a sleek, modern kitchen to the front with ample space for appliances and cooking, and to the rear, a gorgeous lounge/diner that's perfect for both relaxing and entertaining, complete with under-stairs storage and patio doors opening out to the garden, flooding the space with natural light. A convenient downstairs WC completes the ground floor. To the first floor are two generous double bedrooms, both bright and airy with dual windows, with the larger rear bedroom benefiting from laminate wood flooring and fitted wardrobes, alongside a well-appointed family bathroom featuring a bathtub with shower head. Head up again to the second floor where a spacious landing with storage and a Velux window leads you into the impressive final double bedroom, boasting fitted wardrobes and its own stylish en-suite shower room with single cubicle—your perfect private retreat! Outside, the garden continues to impress with a patio area, lawn, colourful flower beds and even a charming pebbled seating space, all beautifully maintained. This superb home also benefits from an allocated parking space and a garage with an up-and-over door, ideal for additional storage or secure parking. Simply put, this is a truly GREAT opportunity to secure a wonderful home in a highly desirable location—Contact Samuel Makepeace Bespoke Estate Agents Today!

MATERIAL INFORMATION

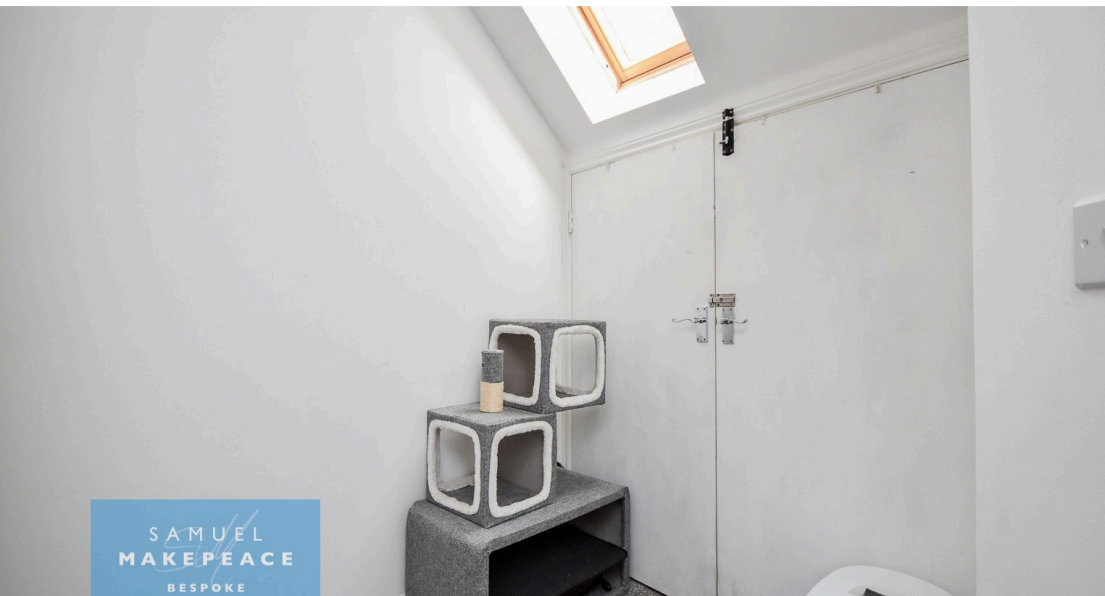
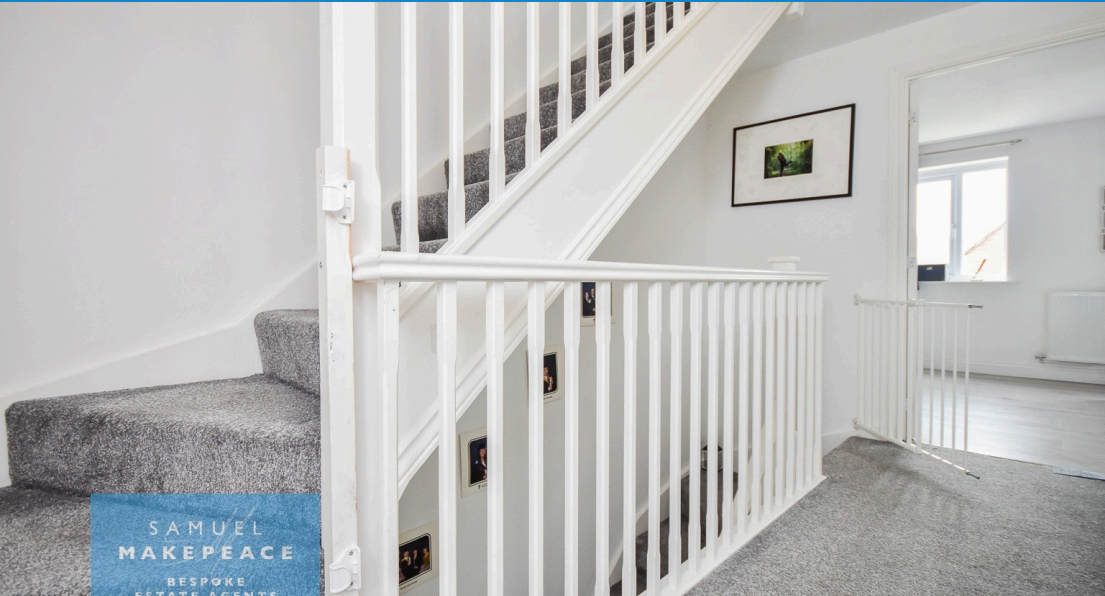
Loft: Insulated. Eaves storage

Boiler: Combi

Solar panels: N/A

Disclaimer:

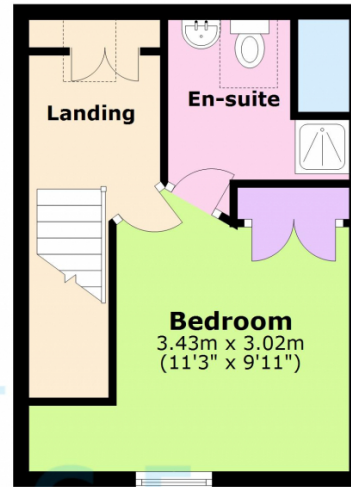
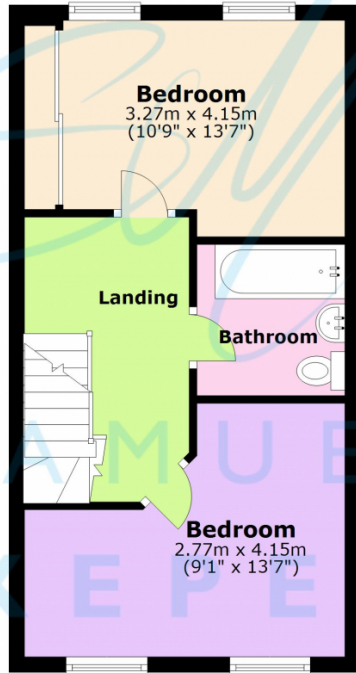
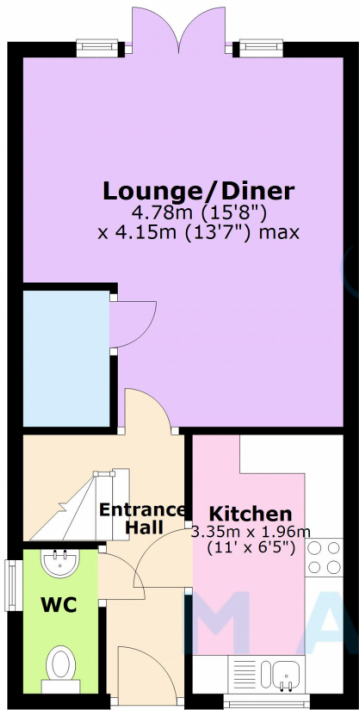
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Ground Floor

First Floor

Second Floor



Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 90 |
| (81-91) | B | |
| (69-80) | C | 81 |
| (55-68) | D | |
| (39-54) | E | F |
| (21-38) | F | |
| (1-20) | G | G |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Great Row Grove, Norton Heights, Stoke-on-Trent

Scan me for more info

