



87 Normanton Grove
Stoke-on-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

87 Normanton Grove

Stoke-on-Trent
Staffordshire
ST3 5BY

- * A two bedroom semi-detached property located in a popular and well established residential area just on the outskirts of Longton town centre.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall, Living Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- * Driveway to the side providing off street parking.
- * Rear garden area with paved patio area and lawned garden area.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £160,000



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Leek - 01538 383344



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General Information

Entrance Hall

Stairs off.

Living Room 14'3" x 10'0" (4.34 x 3.05)

Radiator. Electric fire.

Kitchen 13'4" x 6'8" (4.06 x 2.03)

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Plumbing point. Electric oven, gas hob and extractor unit. Tiled floor. French doors. Radiator. Understairs storage.

Landing Area

Access to:

Bedroom 10'4" x 9'2" (3.15 x 2.79)

Radiator.

Bedroom 10'1" x 6'10" (3.07 x 2.08)

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

Outside

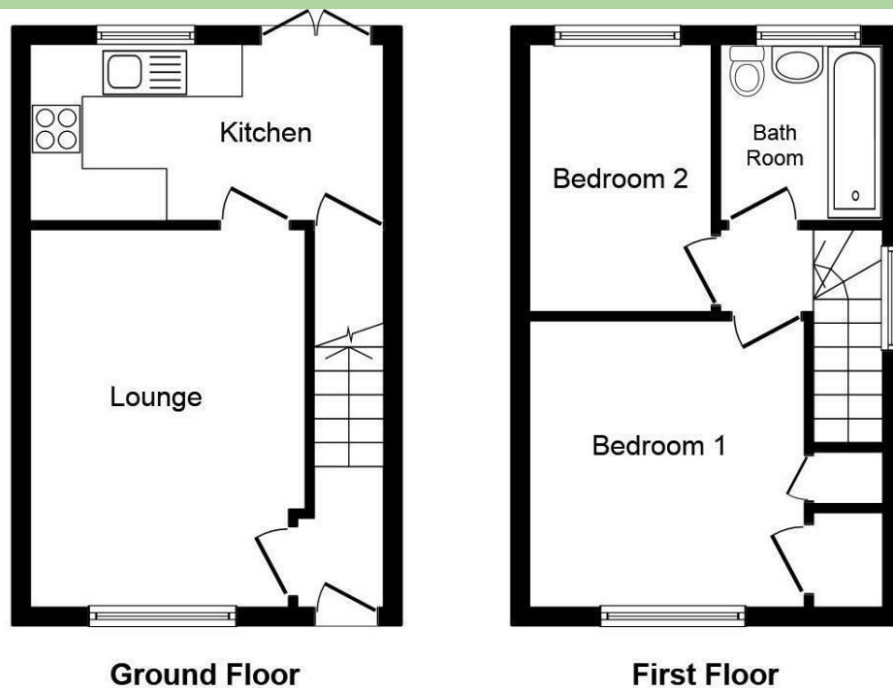
Driveway to the side providing off street parking. Rear garden area with paved patio area and lawned garden area.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.



This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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