



Ford Green Road | Norton | Stoke-on-Trent | ST6 8LX

£325,000

WELL PRESENTED SPACIOUS FAMILY HOME, FOUR DOUBLE BEDROOMS, NO UPWARD CHAIN.

This well presented detached family home occupies a generous plot within a popular residential location and offers excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, cloakroom w/c, three reception rooms, kitchen, porch, four double bedrooms, small study area and a family bathroom. Gas central heating, upvc double glazing, driveway providing ample parking, garage and gardens. No upward chain, viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Upvc double glazed entrance door to the front elevation, radiator and staircase leading to the first floor.

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin and upvc double glazed window to the side elevation.

STUDY

11' 10" x 7' 10" (3.61m x 2.39m) Radiator and upvc double glazed windows to the front and side elevations.

LOUNGE

13' 10" x 13' 6" (4.22m x 4.11m) Radiator, television point, upvc double glazed bay window to the front elevation and windows to the side elevation.

DINING ROOM

12' 11" x 11' 11" (3.94m x 3.63m) Radiator and upvc double glazed windows to the side and rear elevations.

KITCHEN

15' 5" x 7' 10" (4.7m x 2.39m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, gas hob and stainless steel extractor hood. Integral fridge freezer, plumbing for a washing machine and dishwasher, radiator, tiled floor, part tiled walls and upvc double glazed window to the rear elevation.

REAR PORCH

Tiled floor, upvc double glazed entrance door to the side elevation, built in storage cupboard with upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

Loft access and upvc double glazed window to the side elevation.

MASTER BEDROOM

13' 10" x 13' 7" (4.22m x 4.14m) Radiator and upvc double glazed bay window to the front elevation.

BEDROOM TWO

12' 11" x 12' (3.94m x 3.66m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE

11' 10" x 7' 11" (3.61m x 2.41m) Radiator and upvc double glazed window to the front elevation.

BEDROOM FOUR

10' 11" x 7' 11" (3.33m x 2.41m) Radiator and upvc double glazed window to the rear elevation.

SMALL STUDY AREA

4' 4" x 4' 4" (1.32m x 1.32m) Shelving and upvc double glazed window to the front elevation.

BATHROOM

Fitted with a white three piece suite comprising panelled bath with rainfall mixer shower above, pedestal wash hand basin and low level w/c. Heated towel rail, airing cupboard, part tiled walls and upvc double glazed window to the rear elevation.

EXTERIOR

Externally there are gardens to the front and rear elevations, mainly laid to lawn and well stocked with various mature plants and shrubs. There is also a driveway providing ample parking and extending to the side leading to a detached garage with up and over door.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Staffordshire

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements