



## 40 Chillington Way Norton Heights, Stoke-On-Trent, ST6 8GA

Life is so much easier when you just CHILL out! CHILLax, I have taken all the stress out of finding that perfect property for you. The ideal first time buyer home, I have a stunningly presented and spacious townhouse on CHILLington Way for you! Move in ready, the accommodation on offer comprises, a large lounge, modern fitted kitchen/diner, utility space, three double bedrooms, contemporary family bathroom plus en-suite to the master bedroom. Externally the property benefits from off road parking and a garage. To the rear the garden is fully enclosed laid to lawn with a patio seating area. Located on the extremely popular Norton Heights development, conveniently located within walking distance to canal towpaths, local amenities, excellent schooling and commuter links to the main town centre. It's time to relax, CHILL and unwind as the hard work has been done for you, call today to book a viewing!

**£229,950**

# 40 Chillington Way

Norton Heights, Stoke-On-Trent, ST6 8GA



- STUNNINGLY SPACIOUS END TOWN HOUSE
- MODERN KITCHEN/DINER & UTILITY ROOM
- OFF ROAD PARKING & GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- LARGE LOUNGE WITH BAY WINDOW
- FAMILY BATHROOM PLUS EN-SUITE
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

The property has a entrance door to the front aspect. Radiator. Stairs lead to the first floor.

### Lounge

15'9" x 11'11" (4.81 x 3.65)

A double glazed bay window overlooks the front aspect. Wall mounted feature electric fire. Television point and radiator.

### Kitchen/Diner

15'5" x 10'3" (4.70 x 3.13)

A double glazed window overlooks the rear aspect, coupled with double glazed patio doors leading out to the rear garden. The kitchen is fitted with a range of wall and base storage units with inset Belfast ceramic sink unit. Coordinating work surface areas and integrated appliances include electric oven, gas hob with cooker hood, fridge/freezer, dishwasher, microwave and wine cooler. Wall mounted central heating boiler. An open archway leads to the dining area where there is space for a table and chairs. Radiator.

### Utility Room

5'4" x 3'0" (1.63 x 0.92)

Space and plumbing for washing machine and tumble dryer.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the front aspect. Two radiators. Airing cupboard. Stairs lead to the second floor.

### Bedroom Two

15'5" x 7'10" (4.72 x 2.39)

Two double glazed windows overlook the rear aspect. Fitted wardrobe. Two radiators.

### Bedroom Three

10'2" x 8'6" (3.12 x 2.60)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

7'2" x 6'5" (2.19 x 1.97)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower mixer tap, low level W.C and wash hand basin. Partly tiled walls, extractor fan, shaver point and radiator.

## SECOND FLOOR

### Bedroom One

12'2" x 11'11" (3.71 x 3.65)

A double glazed window overlooks the front aspect. Fitted wardrobes. Radiator.

### En-Suite

7'4" x 5'1" (2.26 x 1.56)

A Velux double glazed window overlooks the rear aspect. Fitted with

a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

## EXTERIOR

To the front there is a paved pathway leading to the entrance door. To the side of the property you will find a tarmac driveway leading to the garage. To the rear the garden is fully enclosed with a side access gate. The garden is laid to lawn with a paved patio seating area.

## Garage

Up and over door with power and lighting.



# Floor Plan



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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