

## 5 Moorefields View

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

Do MOORE of what makes you happy! And I guarantee you this beautiful mid town house on MOOREfields View will be sure to put a smile on your face. Located on the popular Norton Heights development, the accommodation on offer comprises a lounge, kitchen/diner, three bedrooms, family bathroom and en-suite to the master. Externally the property benefits from allocated parking and a fully enclosed, low maintenance rear garden. Its time to be MOORE, do MOORE and call to book a viewing today.

**Asking price £180,000**

# 5 Moorefields View

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- BEAUTIFUL TOWNHOUSE
- CLOAKROOM
- FULLY ENCLOSED REAR GARDEN
- GOOD SIZED LOUNGE
- THREE BEDROOMS WITH ENSUITE TO MASTER
- TWO ALLOCATED PARKING SPACES
- MODERN FITTED KITCHEN/ DINER
- FAMILY BATHROOM
- POPULAR LOCATION, VIEWING IS A MUST

## AGENTS NOTES

The property is subject to an annual service charge, due 1st May each year, which covers costs for car park maintenance and grassy areas. Current charges are approx. £140 per year.

## GROUND FLOOR

### Entrance Hall

6'5" x 3'5" (1.98 x 1.05)

Door to the front aspect. Radiator.

### Cloakroom

6'2" x 2'9" (1.90 x 0.86)

A double glazed window to the front aspect. Fitted with a low level W.C and wash hand basin. Radiator.

### Lounge

14'0" x 12'5" (4.29 x 3.81)

A double glazed window overlooks the front aspect. Television point. Door to under stair storage cupboard and stairs to the first floor.

### Kitchen/ Diner

15'3" x 9'3" (4.66 x 2.83)

A double glazed window overlooks the rear aspect coupled with double glazed sliding doors to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and

side drainer. Coordinating work surface areas. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and space for a fridge/freezer. Cupboard housing boiler and radiator. Ceiling spotlights and tiled flooring.

## FIRST FLOOR

### Landing

9'4" x 3'3" (2.87 x 1.01)

Stairs from the ground floor and loft hatch access. Radiator.

### Bedroom One

11'8" x 11'8" (3.56 x 3.56)

A double glazed window to the front aspect. Radiator and television point.

### En Suite

6'2" x 6'0" (1.89 x 1.84)

A double glazed window to the front aspect. Fitted with a suite comprising shower unit, wash hand basin and low level W.C. Partly tiled walls and extractor fan. Storage cupboard housing hot water cylinder. Ceiling spotlights.

### Bedroom Two

8'7" x 8'3" (2.64 x 2.52)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

8'3" x 6'3" (2.52 x 1.92)

A double glazed window overlooks the rear aspect. Radiator.

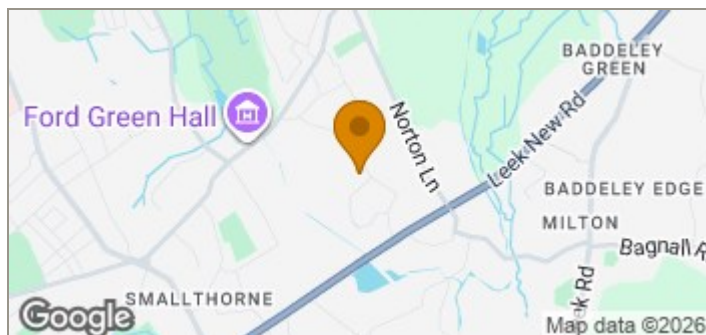
### Bathroom

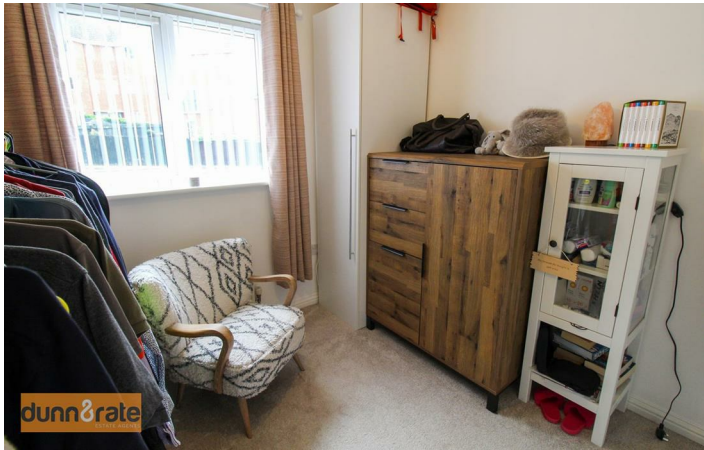
5'7" x 5'7" (1.72 x 1.71)

Fitted with suite comprising bath, wash hand basin with mixer tap and low level W.C. Partly tiled walls and radiator. Ceiling spotlights.

## EXTERIOR

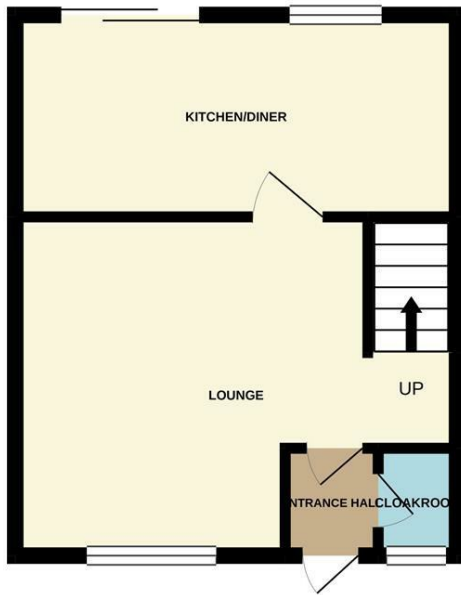
To the front the property has a paved path to the front door with gravelled area, the rear is fully enclosed with a gate for rear access, low maintenance gravel and slate. Two allocated parking spaces to rear, with an annual service charge of £142.61 to maintain the car park area and grounds.



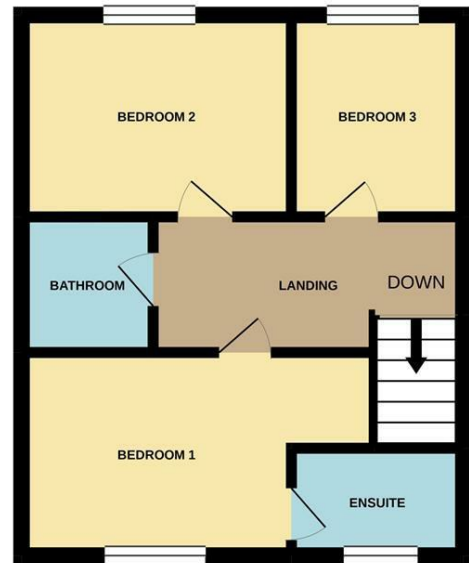


# Floor Plan

GROUND FLOOR



1ST FLOOR



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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