



## 21 Selworthy Road

Norton Green, Stoke-On-Trent, ST6 8PL

Because you're WORTH IT! And never settle for less than you deserve! No need to settle here, I have the perfect, spacious, DETACHED, bungalow for you on SelWORTHY Road, in the delightful area of Norton Green. Beautifully maintained throughout, the accommodation on offer comprises of a spacious lounge with bay window, modern fitted kitchen/diner, three double bedrooms, contemporary bathroom and a generous hallway and entrance porch. Externally, the property benefits from off road parking to the front with a paved patio area and access to the rear garden via a side gate. To the rear, the garden is fully enclosed with a lower paved patio area and storage shed, as well as a tiered decking patio area. Located in Norton Green close to local amenities, canal towpaths and commuter links to the main town centre! Now you know your WORTH come and book your viewing today on SelWORTHY Road.

**£267,000**

# 21 Selworthy Road

Norton Green, Stoke-On-Trent, ST6 8PL



- STUNNING DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- SPACIOUS LOUNGE WITH BAY WINDOW
- CONTEMPORARY FITTED BATHROOM
- DESIRABLE LOCATION
- MODERN FITTED KITCHEN/DINER
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- EARLY VIEWING A MUST

## GROUND FLOOR

### Entrance Porch

9'3" x 4'6" (2.83 x 1.39)

Composite door to the front. Double glazed windows to the front, side and rear. Space for a fridge/freezer and dryer.

### Entrance Hall

18'5" x 7'1" (5.62 x 2.17)

A window looks into the entrance porch. Door to under stair storage. Radiator.

### Lounge

13'11" x 13'8" (4.26 x 4.19)

A double glazed bay window looks out to the front aspect. Electric fireplace, TV and radiator.

### Kitchen/Diner

11'8" x 10'5" (3.58 x 3.19)

Double glazed patio doors open onto the rear garden and a window looks out to the rear. Fitted with a range of wall and base storage units, with inset asterite sink and drainer and coordinating work surface areas.

Integrated appliances include; electric oven and hob with fan above, dishwasher, fridge and microwave. Space and plumbing for a washing machine and table and chairs. Partly tiled walls and radiator.

### Bedroom One

12'5" x 11'10" (3.80 x 3.61)

A double glazed window looks out to the rear aspect. Radiator.

### Bedroom Two

9'7" x 9'3" (2.94 x 2.82)

A double glazed window looks out to the front aspect. Radiator.

## FIRST FLOOR

### Bedroom Three

10'7" x 6'1" (3.23 x 1.86)

Loft Conversion, the current seller has owned the property for 26 years and this room was converted prior to their purchase. Building regulations are not available but planning permission was granted in 1976.

Two double glazed windows,

one to the rear and one to the front. Radiator, and storage cupboards.

### Bathroom

6'11" x 5'9" (2.13 x 1.77)

A double glazed window looks out to the side aspect. Fitted suite comprising of bath with shower overhead, wash hand basin and vanity drawer and Low Level WC. Fully tiled walls, towel radiator and spot lights.

## EXTERIOR

To the front of the property there is a sweeping paved path leading to the front door. A paved patio area, and sleeper borders with decorative stone. Off road parking for two cars. There is access to the rear garden via the side access gate. The rear garden has a lower paved patio area and a raised decking patio area. Storage shed.



# 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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