



St Nicholas Avenue,  
Norton

 **OneAgency**

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# Offers in Excess of £140,000

A renovated three bedroom semi-detached property in the popular location of Norton. The property benefits from off road parking, good size rear garden and modern kitchen/bathroom. Located close to local amenities, commuter links and schools. An ideal first time buy or buy to let investment property. Viewing is highly advised!





## Ground Floor

### Hall

Entered through a composite front door, laminate flooring.

### Lounge

5.67m x 3.16m (18' 7" x 10' 4") A double glazed bay window to the front, sliding door to the rear, radiator and laminate flooring.

### Kitchen

3.22m x 3.19m (10' 7" x 10' 6") A range of wall and base units with worktops, stainless steel sink basin, integral oven, electric hob with hood over, space for a fridge/freezer, two double glazed windows, and vinyl flooring.

### Guest W/C

2.24m x 1.19m (7' 4" x 3' 11") A low level W/C, hand wash basin, plumbing for a washing machine, boiler mounted to the wall, radiator and vinyl flooring.

## First Floor

### Bedroom One

3.35m x 3.21m (11' 0" x 10' 6") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

3.25m x 2.29m (10' 8" x 7' 6") A double glazed window to the front and side, radiator and carpet flooring.

### Bedroom Three

3.19m x 2.36m (10' 6" x 7' 9") A double glazed window to the rear, radiator and carpet flooring.

### Bathroom

2.32m x 1.44m (7' 7" x 4' 9") A white suite with bath, hand wash basin, chrome towel radiator, tiled walls, double glazed window to the rear and tiled flooring.

### Guest W/C

A low level W/C and tiled flooring.

### External

Front - Off road parking, lawned section with shrubs.

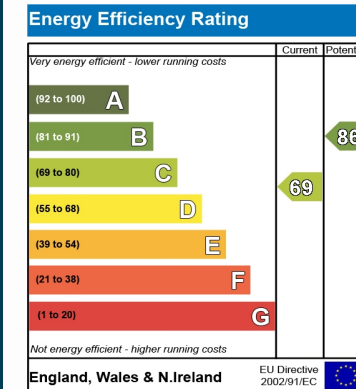
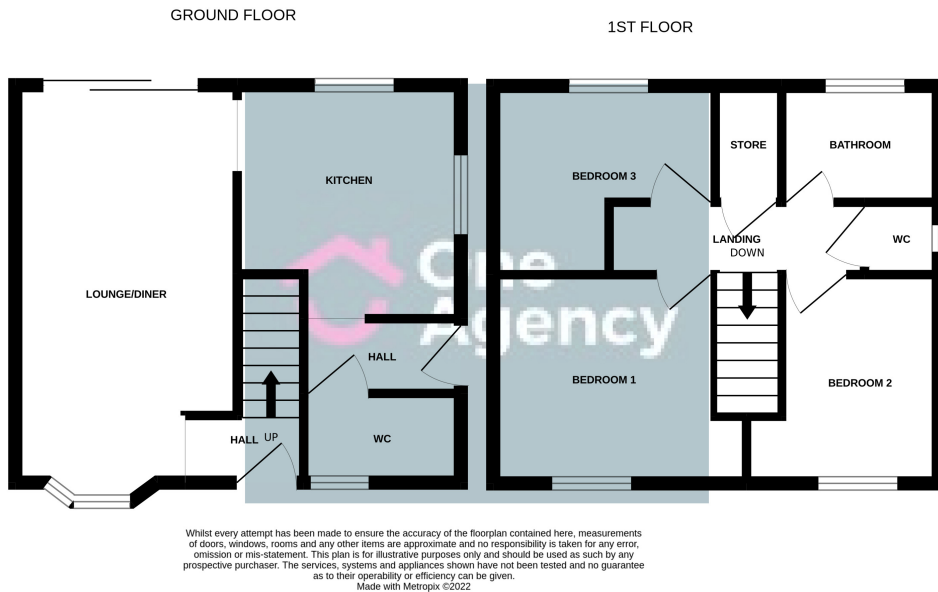
Rear - A paved patio area and lawned section with fenced borders.

## AGENTS NOTES

We understand the vendor has removed the chimney breast but has not had building regs. Buyers are advised to make their own enquiries regarding this.

The council tax band is A. The local authority is Stoke-on-Trent.





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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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