



Norris Road,
Stanfields, Stoke-on-
Trent



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in the Region of £95,000

Semi detached house which benefits from a generous plot with off road parking and garage. The property benefits from no chain involvement and viewing is recommended.





GROUND FLOOR

ENTRANCE LOBBY

Stairs to first floor, radiator.

LOUNGE

3.92m x 4.14m (12' 10" x 13' 7") Double glazed window to front, radiator, feature fireplace, laminate floor, under stairs storage with window to side.

KITCHEN/DINER

3.92m x 2.84m (12' 10" x 9' 4") Double glazed window to rear, wall mounted boiler, radiator, fitted kitchen units, stainless steel sink and drainer unit with mixer tap.

REAR LOBBY

Door to side.

WC

Window to rear, WC.

FIRST FLOOR

LANDING

Double glazed window to side.

BEDROOM ONE

2.93m x 3.19m (9' 7" x 10' 6") Double glazed window to front, radiator.



BEDROOM TWO

2.75m x 3.83m (9' 0" x 12' 7") Double glazed window to rear, radiator, built in storage.

BEDROOM THREE

2.13m x 2.82m (7' 0" x 9' 3") Double glazed window to rear, radiator.

BATHROOM

Double glazed frosted window to front, bathroom suite comprising of panelled bath with electric shower over, WC, hand wash basin, radiator.

OUTSIDE

Under cover area to side, access into garage from side. Good sized rear garden area, off road parking to front.

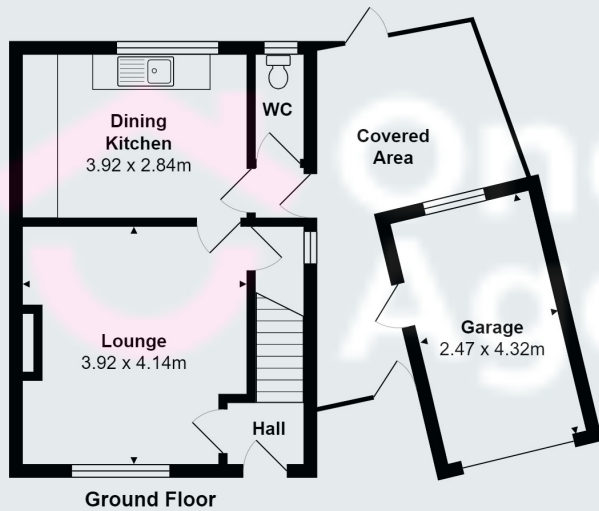
GARAGE

2.47m x 4.32m (8' 1" x 14' 2")

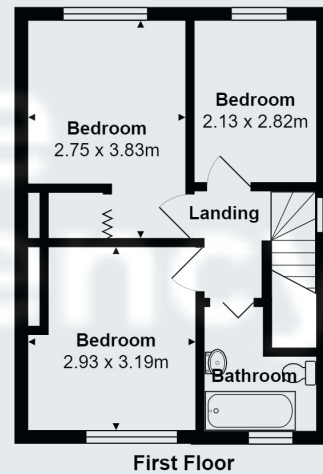
AGENTS NOTES

Details of a mine shaft inspection, mining report and coal authority letter are available on request. Potential buyers are advised to share the content with their mortgage adviser / lender.

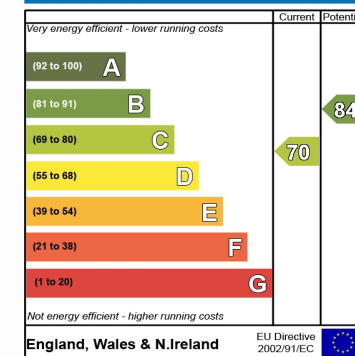
Total Area: 81.9 m² (excluding covered area)



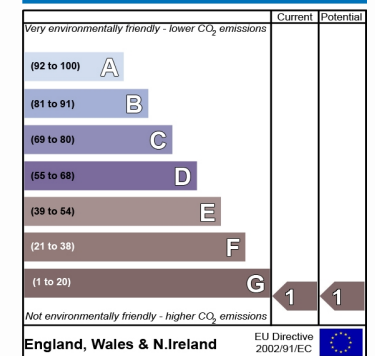
All contents, positioning & measurements are approximate and for display purposes only. Plan produced by Thorin Creed



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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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.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.