



Row Moor Way  
Norton  
Stoke-on-Trent, ST6 8BP



**OneAgency**

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£240,000

Superb modern detached house which provides spacious and well presented accommodation. The property is situated in a popular residential location and benefits from an attractive rear garden, en suite and integral garage. Viewing is highly recommended.





#### ENTRANCE PORCH

Tiled floor.

#### HALLWAY

Stairs to first floor, radiator, laminate floor, access to garage.

#### DINING ROOM

3.04m max x 2.64m (10' 0" x 8' 8") Double glazed window to front, radiator.

#### GARAGE

5.31m max x 2.38m (17' 5" x 7' 10") Power and lighting, up and over door, wall mounted combi boiler.

#### CLOAKS

1.1m x 1.83m (3' 7" x 6' 0") WC and wash basin, radiator, laminate floor, double glazed frosted window to side.

#### LIVING ROOM

5.31m max x 3.52m (17' 5" x 11' 7") Double glazed French doors to rear, double glazed windows to rear, gas fire with feature fire surround and marble effect inset and hearth, radiator.

#### BREAKFAST KITCHEN

3.97m max x 3.12m (13' 0" x 10' 3") Double glazed window to rear, fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, fitted double oven and hob with extractor fan above, part tiled walls, tiled floor, radiator.

#### UTILITY AREA

1.60m x 1.83m (5' 3" x 6' 0") Stainless steel sink and drainer unit, plumbing for washing machine and space for dryer, radiator, door to side, tiled floor, part tiled walls, radiator.

#### LANDING

Double glazed window to side, access to loft, built-in storage area.

#### MASTER BEDROOM

3.62m x 3.29m max (11' 11" x 10' 10") Double glazed window to front, radiator.

#### EN SUITE

1.74m x 1.64m (5' 9" x 5' 5") Double glazed frosted window to side, shower cubicle, WC and wash basin, part tiled walls.

#### BEDROOM TWO

2.49m x 3.42m (8' 2" x 11' 3") Double glazed window to front, radiator.

#### BEDROOM THREE

3.98m max x 2.58m (13' 1" x 8' 6") Double glazed window to rear, radiator.

#### BEDROOM FOUR

3.37m x 2.52m (11' 1" x 8' 3") Double glazed window to rear, radiator.

#### BATHROOM

3.38m x 1.54m (11' 1" x 5' 1") Bathroom suite comprising of panelled bath, WC and wash basin, part tiled walls, radiator, double glazed frosted window to rear.

#### OUTSIDE

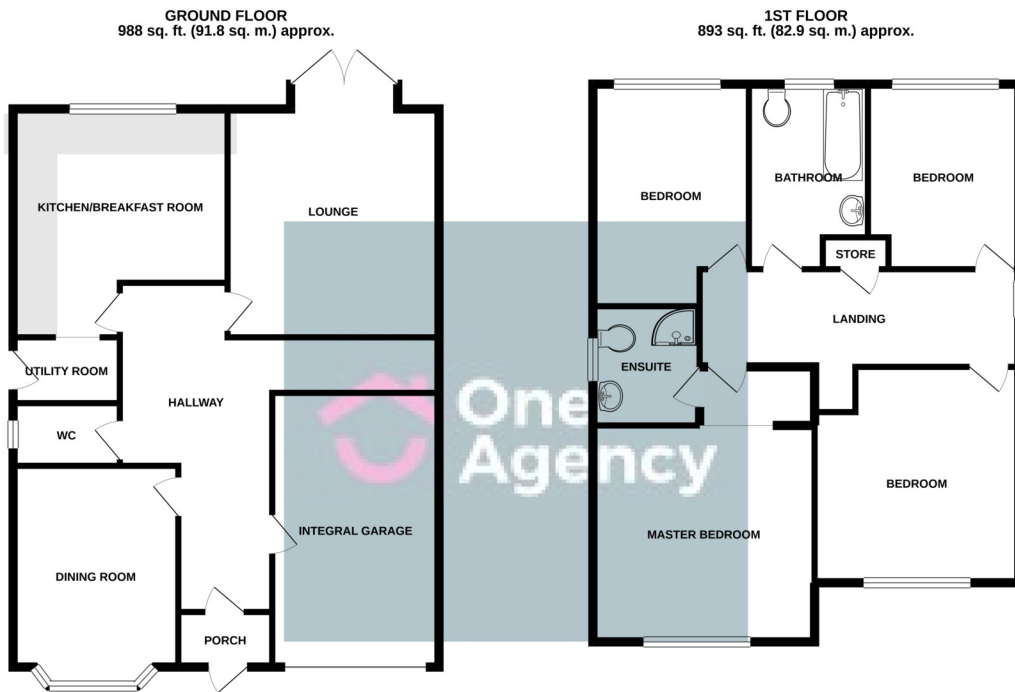
Attractive rear garden with decking area and off road parking to the front.

#### AGENTS NOTES

Please note the vendor of this property is related to a director of OneAgency.

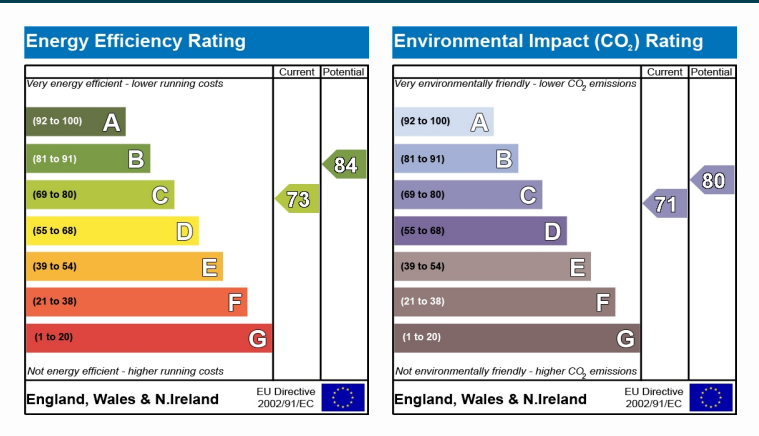






TOTAL FLOOR AREA: 1881 sq. ft. (174.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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