



77 Peascroft Road Norton, Stoke-On-Trent, ST6 8HG

Happy home hunters let me marry you up with this immaculate and spacious semi detached property and you can be like two PEAS in a pod!! This well maintained and move in ready property on PEAScroft Road is one not to be missed! Boasting a spacious lounge, modern fitted kitchen/diner, utility room and W.C. Three fantastic sized bedrooms and a contemporary family bathroom. Externally the property benefits from ample off road parking, garage and fully enclosed rear garden laid to lawn. Located in the popular area of Norton, close to local amenities and commuter links to the main town centre. Sold with no upward chain, what are you waiting for? Find your inner PEA and come and view PEAScroft Road.

Asking price £114,950

77 Peascroft Road

Norton, Stoke-On-Trent, ST6 8HG



- IMMACULATE SEMI DETACHED
- UTILITY ROOM & W.C
- OFF ROAD PARKING
- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- THREE FANTASTIC SIZED BEDROOMS
- GARAGE
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY BATHROOM
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs to the first floor.

Lounge

19'7" x 10'5" (5.97 x 3.18)

A double glazed window overlooks the front and rear aspect. Fireplace. Television and telephone point. Two Radiators.

Kitchen/Diner

11'5" x 11'5" (3.50 x 3.48)

A double glazed window overlooks the rear and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Free standing gas cooker and hob. Space for fridge/freezer. Radiator.

Utility Room

8'7" x 7'9" (2.62 x 2.38)

A double glazed window overlooks the

front aspect with a double glazed access door to the side of the property. Space and plumbing for washing machine. Radiator.

W.C

4'1" x 3'1" (1.25 x 0.95)

A single glazed window overlooks the side aspect. Fitted with a high level system W.C.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing combi boiler.

Bedroom One

13'7" x 11'6" (4.16 x 3.51)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'8" x 10'5" (3.27 x 3.20)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

10'4" x 8'6" (3.16 x 2.61)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'8" x 5'6" (2.35 x 1.69)

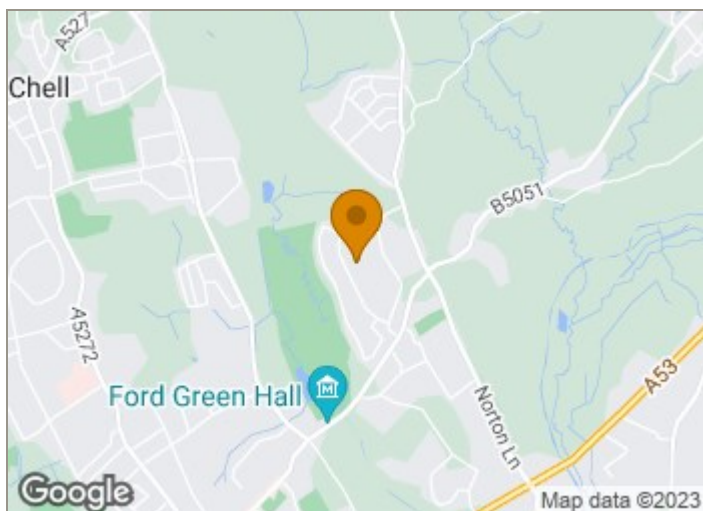
A double glazed window overlooks the side aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

EXTERIOR

To the front there is a paved driveway leading to double gates and hedge border with walkway to entrance door. To the rear there is a lawn with paved patio area and hedge and fenced panelled borders. Planted trees and shrubbery.

Garage

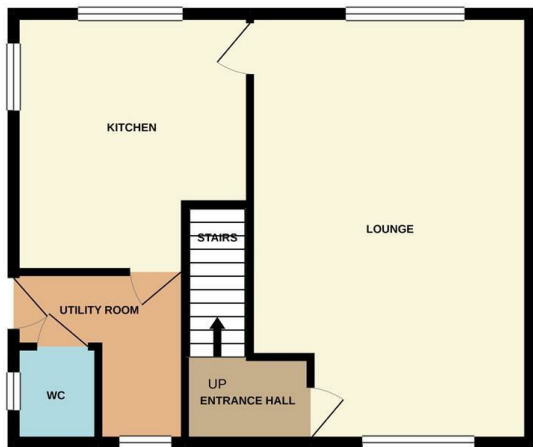
Detached metal garage with double doors.





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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(59-69) C			
(55-68) D				(55-58) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	