



79 Smithyfield Road Norton, Stoke-On-Trent, ST6 8JT

They say "Home" isn't a place its a feeling and a house is built from bricks and stone but, it is memories that make a house a home. With that in mind, we have a spacious semi detached property ready and waiting for a new owner to make it a home. The property comprises a lounge, fitted kitchen, utility room, W.C, three bedrooms and bathroom. Externally the property benefits from off road parking and a low maintenance rear garden with carport. Make this home one to call your own and don't delay call us today on 01782 789369. ***PLEASE NOTE THIS PROPERTY HAS DS3 LEVEL RED ASH.***

Offers in the region of £90,000

79 Smithyfield Road

Norton, Stoke-On-Trent, ST6 8JT



- SPACIOUS SEMI DETACHED
- UTILITY ROOM & W.C
- OFF ROAD PARKING
- PLEASE NOTE THIS PROPERTY HAS LEVEL 3 RED ASH
- LOUNGE
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- FITTED KITCHEN
- BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

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

Lounge

19'8" x 10'5" (6.01 x 3.19)

A double glazed window overlooks the front and rear aspect. Gas fire. Television point and radiator.

Kitchen

11'9" x 11'5" (3.60 x 3.48)

A double glazed window overlooks the side and rear 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 gas cooker point. Space for fridge/freezer. Radiator.

Utility Room

8'7" x 7'5" (2.62 x 2.28)

A double glazed window overlooks the

front aspect with a access door to the side aspect. Space and plumbing for washing machine. Wash hand basin. Tiled flooring. A double glazed window overlooks the rear aspect. Radiator.

W.C

4'0" x 3'1" (1.24 x 0.94)

A double glazed window overlooks the side aspect. Low level W.C.

FIRST FLOOR

First Floor Landing

Loft access hatch. Airing cupboard housing central heating boiler.

Bedroom One

13'8" x 11'6" (4.19 x 3.52)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'8" x 10'5" (3.27 x 3.18)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'3" x 5'6" (2.53 x 1.70)

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

EXTERIOR

To the front the property is paved with flower bed borders and a driveway leading down the side to the carport. To the rear the garden is low maintenance and laid to paving with inset flower bed borders and mature trees. Garden shed.

AGENTS NOTES

Please note this property is confirmed to have Level 3 Red Ash, the price reflects this.





Floor Plan



Total area: approx. 100.3 sq. metres (1080.0 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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