

9 Waverley Drive

Norton Heights, Stoke-On-Trent, ST6 8FE

Come WAVE your wand, I need you to find! A property that is beautiful inside. With a modern kitchen, lounge and conservatory too, and please do not forget the downstairs loo. I need three bedrooms that are great in size, with a bathroom and en-suite that will sparkle my eyes. Please give me off road parking and a garden so I can lay in the sun, I think that's it, I think I'm done! Well happy home hunters I have what you seek, a beautiful semi detached property on the perfect street. It's modern, its spacious and perfectly neat, and patiently waiting for a new owner to greet. Well I believe my work here is done, I have managed to tick the boxes every single one! All that's left for you to do is to book and see, and I guarantee you will be happy and a new home it will be.

£159,950

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- BEAUTIFUL SEMI DETACHED
 - MODERN FITTED KITCHEN
 - OFF ROAD PARKING
 - SPACIOUS LOUNGE
 - THREE BEDROOMS
 - LOW MAINTENANCE REAR GARDEN
 - CONSERVATORY/DINING AREA
 - FAMILY BATHROOM PLUS ENSUITE
 - POPULAR & SOUGHT AFTER LOCATION
- EARLY VIEWING A MUST

Ground Floor

Entrance Hall

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

Cloakroom

6'3" x 3'0" (1.93 x 0.92)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin with tiled splash back. Radiator.

Kitchen

10'3" x 8'0" (3.14 x 2.45)

A double glazed window overlooks the front 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. Integrated electric oven and gas hob over with cooker hood above. Wall mounted central heating boiler. Space for fridge/freezer and plumbing and space for washing machine and tumble dryer. Radiator.

Lounge

15'0" x 13'5" (4.58 x 4.09)

Double glazed doors lead into the conservatory. Large under stairs storage cupboard. Television point and radiator.

Conservatory/Dining Room

13'1" x 11'5" (3.99 x 3.50)

A UPVC double conservatory with windows to the side and rear aspects coupled with double doors leading out on to the rear garden. Radiator. Space for table and chairs.

First Floor

First Floor Landing

Loft access hatch. Airing cupboard and radiator.

Bedroom One

9'7" x 8'4" (2.93 x 2.56)

A double glazed window overlooks the front aspect. Fitted wardrobe and radiator.

En-Suite

8'7" x 4'5" (2.62 x 1.35)

Fitted with a suite comprising shower unit,

low level W.C and wash hand basin. Partly tiled walls, radiator and extractor fan.

Bedroom Two

9'9" x 8'5" (2.99 x 2.57)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

6'11" x 6'4" (2.11 x 1.94)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

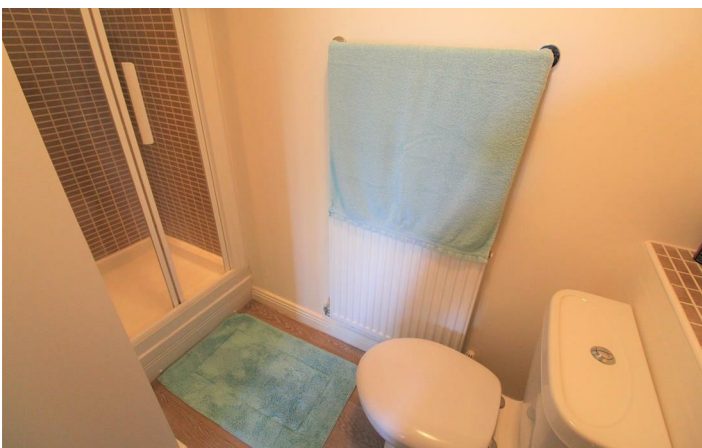
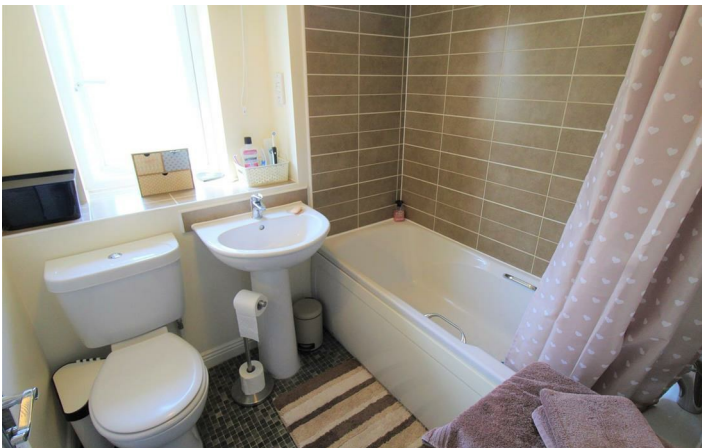
6'5" x 6'3" (1.96 x 1.93)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator

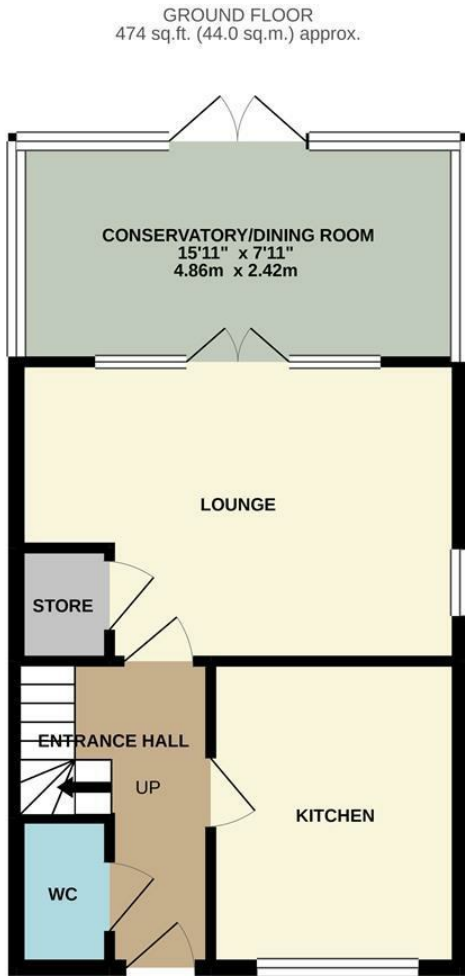
Exterior

To the front there is steps leading to entrance door and a decked seating area with two allocated parking spaces. To the rear the garden is low maintenance with a raised decking area and the rest laid to paving. Fully enclosed by panelled fencing and access gate to the rear.





Floor Plan



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

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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