

## 32 Maple Close

Norton Green, Stoke-On-Trent, ST6 8PQ

Oh what's occurring??? Well let me tell you, a new listing has come to the market, a spacious and well presented town house in the popular area of Norton Green. Maple Close is nestled away down a quiet cul-de-sac and the accommodation on offer comprises a large lounge, modern fitted breakfast kitchen, utility room, three bedrooms and family bathroom with seperate W.C. Externally the property benefits from a low maintenance rear garden and off road parking. Situated in the area of Norton Green with beautiful open views to the front, close to local amenities, schooling and commuter links to the main town centre. I won't lie to you this one is lush! And at the end of the day when all is said and done, its tidy! Don't let Nessa beat you to punch, call today to book a viewing.

**£160,000**

# 32 Maple Close

Norton Green, Stoke-On-Trent, ST6 8PQ



- SPACIOUS MID TOWN HOUSE
- LARGE LOUNGE
- MODERN FITTED BREAKFAST KITCHEN
- UTILITY ROOM
- THREE BEDROOMS
- BATHROOM WITH SEPERATE W.C
- LOW MAINTENANCE REAR GARDEN & PARKING
- CUL-DE-SAC LOCATION
- POPULAR AREA

## GROUND FLOOR

### Entrance Hall

The property has an access door to the front aspect. Stairs leading to the first floor. Radiator.

### Lounge

15'10" x 14'2" (4.84 x 4.34)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Radiator.

### Kitchen

10'4" x 8'4" (3.16 x 2.56)

A double glazed window overlooks the rear aspect. Fitted with a range if wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and integrated electric oven and hob with cooker hood above and fridge/freezer. Wall mounted central heating boiler and radiator.

### Utility Room

11'4" x 4'10" (3.47 x 1.49)

A double glazed window overlooks the rear aspect. Work surface areas with space and plumbing for washing machine and tumble dryer. Fitted with luxury vinyl flooring.

### Rear Hall

7'11" x 2'10" (2.43 x 0.87)

A double glazed rear access door.

## FIRST FLOOR

### First Floor Landing

Loft access hatch. Storage cupboard.

### Bedroom One

13'4" x 10'1" (4.07 x 3.08)

A double glazed window overlooks the front aspect. Storage cupboard and radiator.

### Bedroom Two

12'11" x 11'1" (3.96 x 3.40)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Three

8'7" x 7'2" (2.64 x 2.20)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

5'4" x 4'6" (1.63 x 1.39)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over and wash hand basin. Partly tiled walls and tiled flooring. Vertical height radiator.

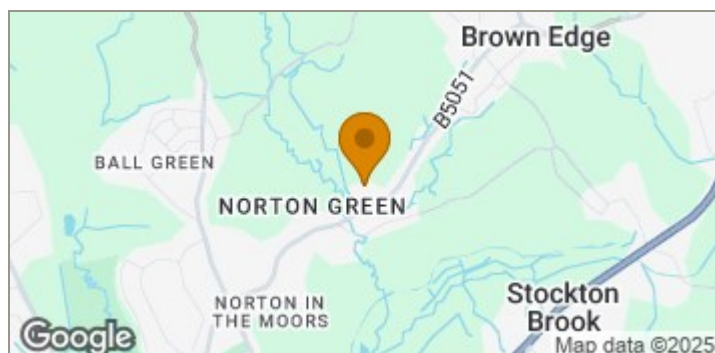
### W.C

5'6" x 2'7" (1.68 x 0.79)

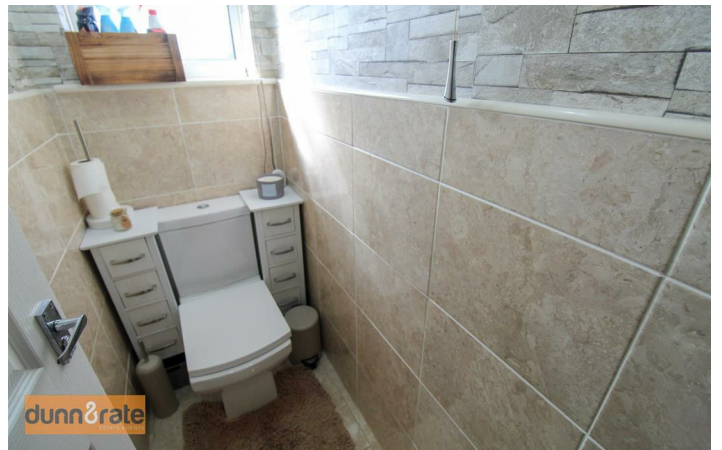
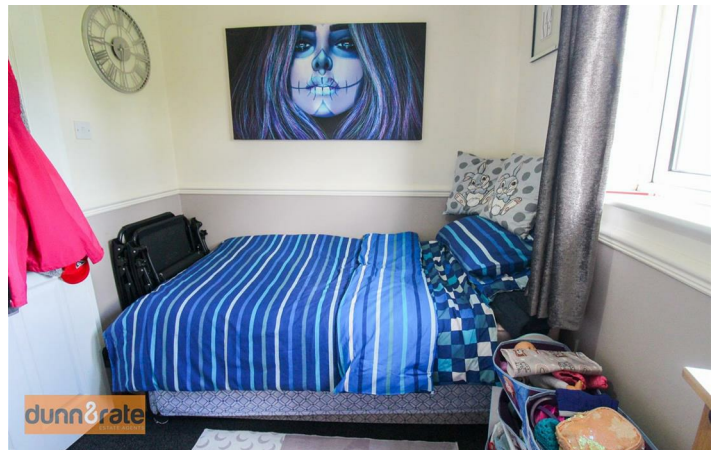
Fitted with a W.C and partly tiled.

## EXTERIOR

The rear garden is fully enclosed and maintenance, laid with gravel and a block paved pathway and off road parking.







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