

Hayeswood Grove Norton Heights Stoke-On-Trent ST6 8GG



Offers In Excess Of £185,000

Hayeswood Grove, Norton Heights, Stoke-On-Trent, ST6 8GG

This jewel of a property we are delighted to sell -
offering good size family accommodation, try not to yell! -
With a lovely spacious lounge and a dining room to eat -
plus **THREE BEDROOMS** & modern bathroom, its a real treat -
with **PARKING** for your cars and enclosed garden to the rear -
School, bus routes & supermarkets, all so near -
If this sounds like the ideal home for you -
then quickly pick up the phone and arrange to view.

This charming end town house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, two of which are equipped with fitted wardrobes, providing ample storage space.

Upon entering, you are welcomed into a comfortable reception room, perfect for relaxing or entertaining guests. The house features a conveniently located bathroom and a downstairs cloakroom, ensuring practicality for everyday living.

One of the standout features of this property is the enclosed rear garden, offering a private outdoor space ideal for children to play or for hosting summer barbecues. Additionally, the property benefits from parking for two cars, a valuable asset in this sought-after location.

With its blend of comfort and convenience, this end town house is a wonderful place to call home. Don't miss the chance to view this delightful property in a friendly community setting.

ENTRANCE HALL

Front entrance door. Radiator. Laminated flooring. Stairs to first floor off.

LOUNGE

UPVC double glazed window to front elevation. Radiator. TV point. Telephone point. Wood effect laminated flooring.



DINING KITCHEN

One and a half bowl stainless steel single drainer sink unit having cupboards below. Range of work surfaces having drawers and cupboards below. Matching wall mounted units. Built in four ring gas hob having extractor hood over and built in

electric oven below. Plumbing for automatic washing machine. Space for fridge freezer. Ideal gas central heating boiler. Part tiled walls. UPVC double glazed window to rear elevation. Wooden effect laminated flooring. Radiator.



REAR PORCH

Radiator, Laminated flooring. Door leading to rear garden.

CLOAKS

Comprising low level W.C. Wash hand basin with tiled splash back. Radiator. Laminated flooring.

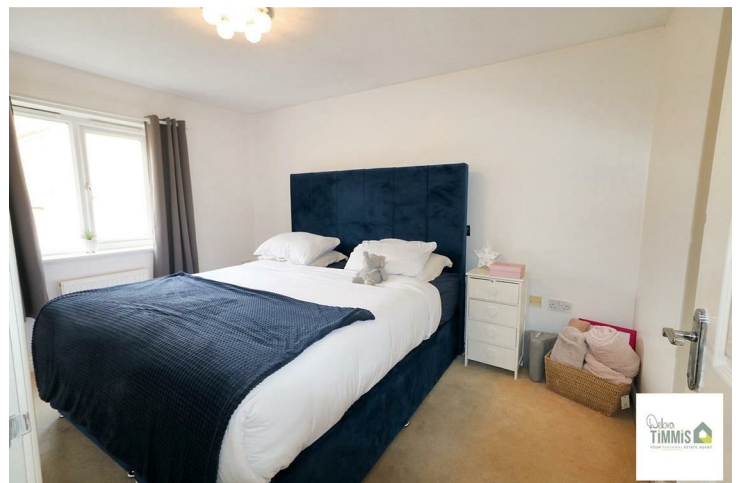
ON THE FIRST FLOOR

LANDING

Loft access. Airing cupboard.

BEDROOM ONE

UPVC double glazed window to rear elevation. Radiator. Built in triple fitted robes.



BEDROOM TWO

UPVC double glazed window to front elevation. Radiator. Built in double robe.



BEDROOM THREE

UPVC double glazed window to rear elevation. Radiator.

BATHROOM

Comprising white suit having panelled bath with Triton shower over, glass shower screen. Pedestal wash hand basin and low level W.C. Heated towel rail. Down lights.



EXTERNAL

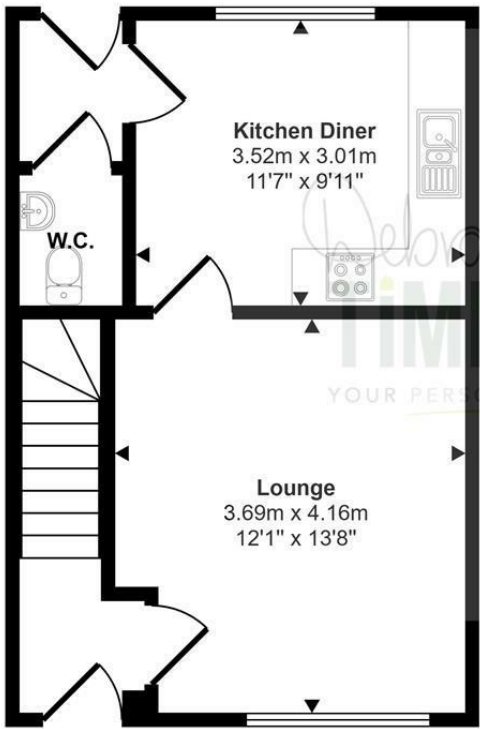
Garden to the front elevation.

Parking to the side elevation for two vehicles.

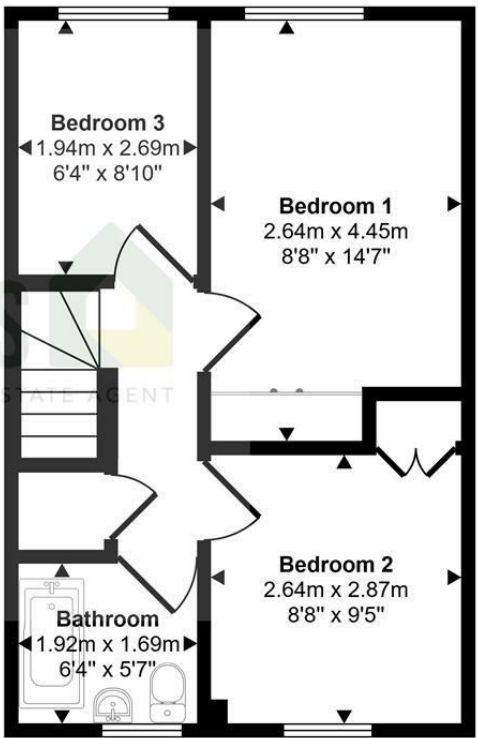
Enclosed rear garden having flagged patio area, laid to lawn. Shed.



Approx Gross Internal Area
70 sq m / 750 sq ft

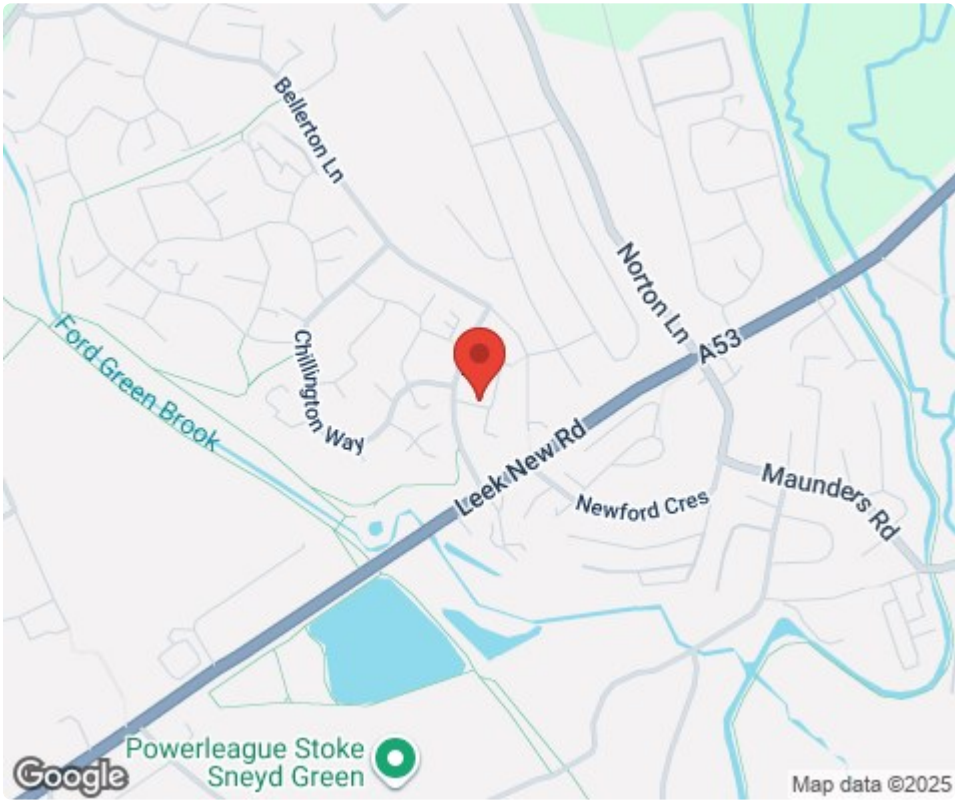


Ground Floor
Approx 35 sq m / 372 sq ft



First Floor
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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