

## Cromer Road Northwood Stoke-On-Trent ST1 6QL



**Offers In The Region Of £125,000**

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, an ideal investment for you -  
With TWO BEDROOMS, lounge and dining room too -  
There's a good sized garden at the rear and low maintenance garden to the front -  
All in a popular location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

Nestled on Cromer Road in Northwood, this semi-detached house presents a wonderful opportunity for those seeking a property to personalise and make their own. With two well-proportioned bedrooms, this home is ideal for first-time buyers, small families, or investors looking to add value. Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious lounge and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The fitted kitchen offers a functional space for culinary endeavours, while the first-floor bathroom provides essential amenities.

This property does require some general updating, allowing you the chance to infuse your own style and preferences into the living space. Importantly, there is no upward chain, making the purchasing process smoother and more straightforward.

Outside, the property boasts a front garden and a generously sized rear garden, providing ample space for outdoor activities, gardening, or simply relaxing in the fresh air.

Given its potential and desirable location, we highly recommend viewing this property to fully appreciate what it has to offer. Don't miss out on the chance to create your dream home in this popular location.

### Entrance Hallway

With stairs off to the first floor. Double glazed window to the side aspect.

### Lounge

14'0" into bay x 10'11" (4.28 into bay x 3.35)

Double glazed bay window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Wood effect laminate flooring. Double doors with access to the dining room.

### Dining Room

14'8" x 8'2" narrowing to 6'5" (4.48 x 2.49 narrowing to 1.98)

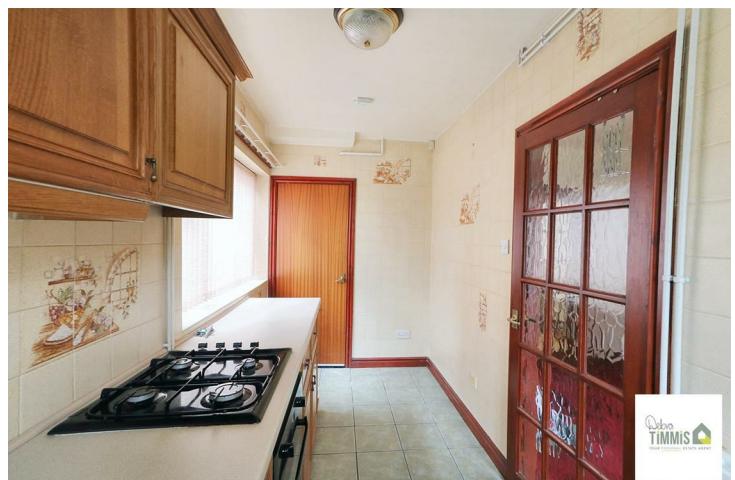
Double glazed French doors with access into the rear garden. Radiator.



### Kitchen

14'7" x 5'8" (4.47 x 1.75)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Stainless steel sink with single drainer, mixer tap. Two double glazed windows. Tiled floor. Useful storage cupboard.



## First Floor

### Landing

Double glazed window to the side aspect. Loft access.

### Bedroom One

12'3" into bay x 10'11" into alcove (3.75 into bay x 3.33 into alcove)

Double glazed bay window to the front aspect. Radiator. Walk-in storage cupboard.



### Bedroom Two

9'2" x 7'8" (2.80 x 2.34)

Single glazed window. Radiator. Wall mounted central heating boiler.

### Bathroom

6'3" x 6'1" (1.92 x 1.86)

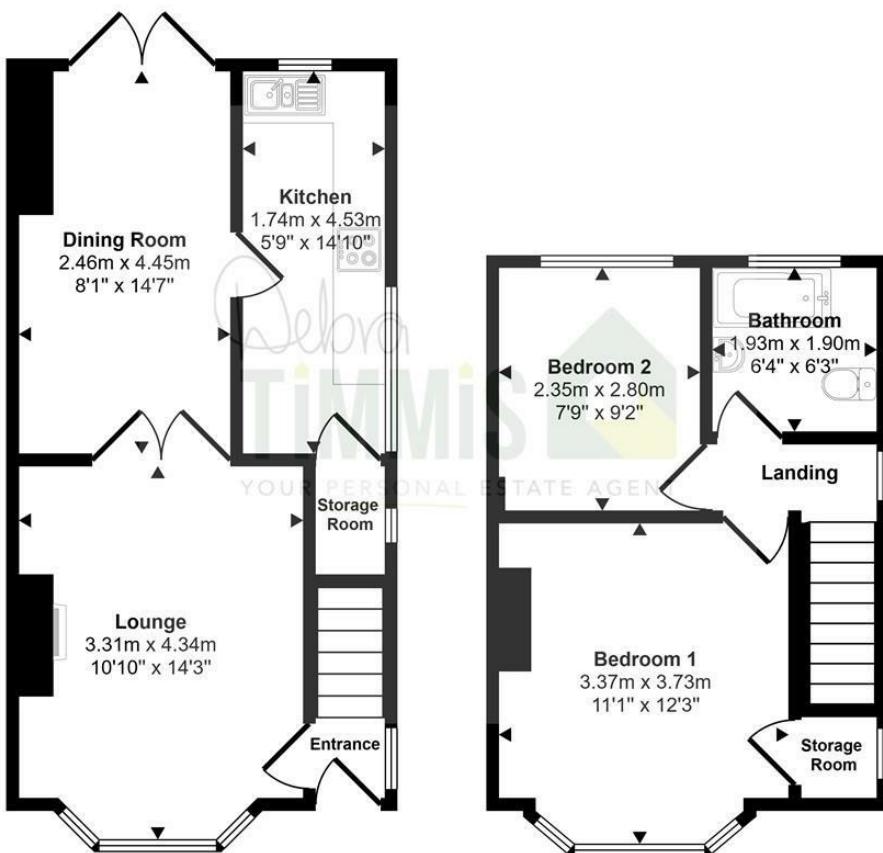
Coloured suite comprises, bath, pedestal wash hand basin and low level WC. Tiled walls. Radiator.

### Externally

Double gates to the front aspect. There is a low maintenance gravel garden with gated side access to a good sized rear garden. At the rear there is a patio seating area and lawn garden.



Approx Gross Internal Area  
66 sq m / 706 sq ft



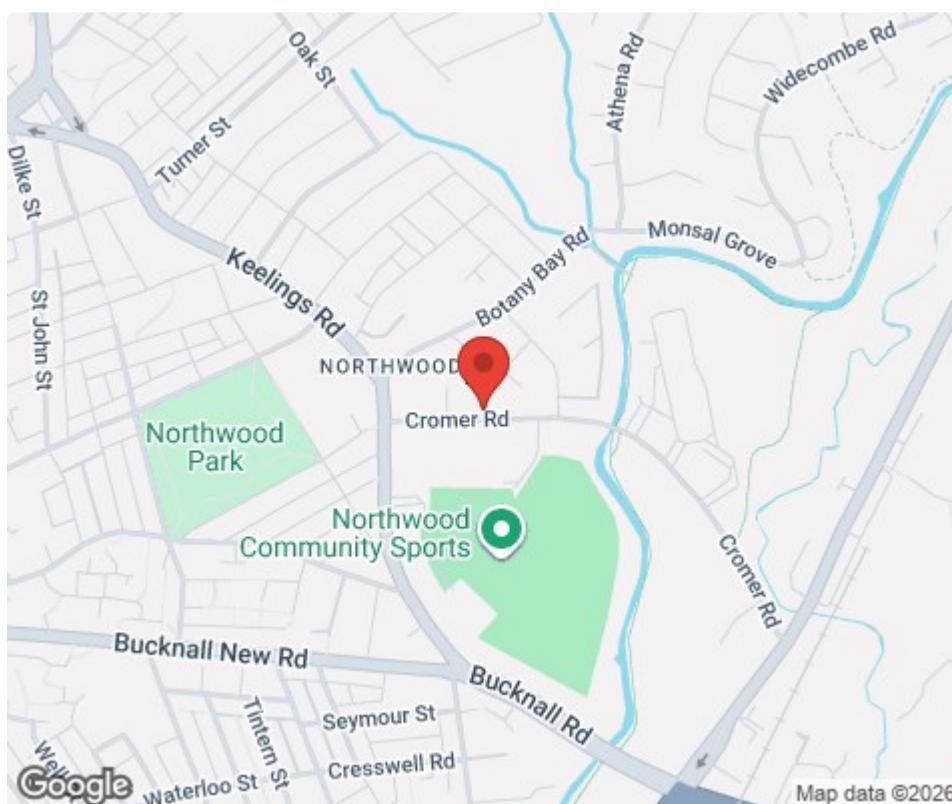
Ground Floor

Approx 37 sq m / 401 sq ft

First Floor

Approx 28 sq m / 305 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: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	60
(69-80)	C	
(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