

FOR SALE



Knypersley Road, Norton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Townhouse

Offers In Excess Of £150,000



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- No onward chain
- Three bedrooms
- Well-maintained condition
- Manicured front and rear gardens
- Off-road rear parking



ENTRANCE PORCH 5' 5" x 3' 4" (1.67m x 1.04m) Brick built porch entered via a UPVC glazed door with double glazed window to the side.

ENTRANCE HALL 14' 4" x 5' 8" (4.37m x 1.74m) Stairs to the first floor with storage cupboard under, radiator.

LOUNGE 14' 6" x 11' 3" (4.42m x 3.44m) Gas fire with feature surround, double glazed window to the front elevation, radiator.

KITCHEN/DINER 14' 4" x 9' 4" (4.39m x 2.85m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, ample dining space, double glazed window to the rear elevation, built in storage cupboard, door through to rear porch, radiator.

WC 5' 5" x 2' 7" (1.66m x 0.80m) Comprising; low level WC.

REAR PORCH 3' 9" x 3' 3" (1.15m x 1.01m) Door giving access to the rear garden.

BEDROOM 12' 4" x 10' 2" (3.77m x 3.11m) Double glazed window to the front elevation, radiator.

BEDROOM 11' 5" x 9' 6" (3.49m x 2.90m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

BEDROOM 9' 1" x 6' 11" (2.77m x 2.11m) Double glazed window to the front elevation, radiator.

BATHROOM 7' 7" x 6' 5" (2.33m x 1.98m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, airing cupboard, radiator.



EXTERNAL To the front of the property there is a garden mainly laid to lawn with planting borders and paved pathway leading up to the front door. To the rear there is a good size rear garden with paved patio, established planting borders and hedges. A pathway leads up to a single garage with up and over door and adjacent driveway parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(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	
www.epc4u.com		





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.