Whittaker & Biggs Est. 1930
Rostons Group







17 Great Row Grove, Norton Heights, Stoke-On-Trent, ST6 8FN

Offers In Excess Of £200,000

- Three bedroom townhouse
- Independent driveway to side with garage
- Well equipped kitchen
- Accommodation over three floors
- Enclosed low maintenance rear garden
- NO CHAIN
- Ensuite to bedroom one
- Cul de sac location

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Nestled in the tranquil cul-de-sac of Great Row Grove, Norton Heights, this charming three-bedroom townhouse offers a perfect blend of comfort and convenience and is ideal for families or professionals seeking a modern living space.

Upon entering, you are greeted by a well-equipped kitchen that provides ample space for culinary creativity. The ground floor also features a convenient WC, enhancing the practicality of the home. The inviting reception room is perfect for relaxation or entertaining guests, creating a warm and welcoming atmosphere.

The townhouse boasts three spacious bedrooms, two double and one single, with bedroom one having an ensuite shower room.

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Council Tax Band: C





Entrance Hallway
Composite style double glazed door to front, radiator, stairs to the first floor.

WC
5'9" x 2'9"
Low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to the side.

Kitchen
10'6" x 6'0"
Range of fitted units to the base and eye level, Ideal gas fired central heating boiler, UPVC double glazed window to the front, stainless steel one and a half sink with drainer, chrome mixer tap, integral fridge/freezer, four ring gas hob, extractor above, Zanussi fan assisted electric oven, integral dishwasher, Zanussi integral washing machine, integral electrolux washing machine.

Living/Dining Room
15'3" x 13'2" max measurements
Two radiators, UPVC double glazed patio doors and windows to the rear, feature ornamental fireplace, understairs storage cupboard.

First Floor

Landing
UPVC double glazed window to the side, radiator, stairs to second floor,

Bedroom Two
13'2" x 10'4" max measurements
Two UPVC double glazed windows to the rear, radiator.

Bedroom Three
13'3" x 8'8" max measurements
Two UPVC double glazed windows to the front, radiator.

Bathroom
6'0" x 6'0" max measurements
Panel bath, pedestal wash and basin, low level WC, radiator, partly tiled, extractor, fan.

Second Floor

Landing
Velux style window to the rear, built-in storage cupboards with eaves storage,

Bedroom One
13'1" x 11'1" max measurements
Radiator, UPVC double glazed window to the front, built-in wardrobe.

Ensuite
7'4" x 4'7" max measurements
Radiator, pedestal wash hand basin, low level WC, velux style window to the rear, walk-in shower enclosure with electric Triton shower, inset downlights, tiled splashbacks.

Garage
17'5" x 8'3"
Pedestrian door to the side, up and over door, concrete floor.

Externally

To the front is a gravel area. To the side is a tarmacadam driveway with access to the garage. To the rear is a patio area, area laid to artificial grass, raised borders with gravel, fence boundaries, pedestrian access to the garage, fruit tree.

AI Disclaimer

Please note that some photographs within these particulars may have been enhanced using Artificial Intelligence (AI) technology for marketing purposes. Whilst intended to provide a fair representation of the property, interested parties should rely on their own inspection and enquiries before proceeding.













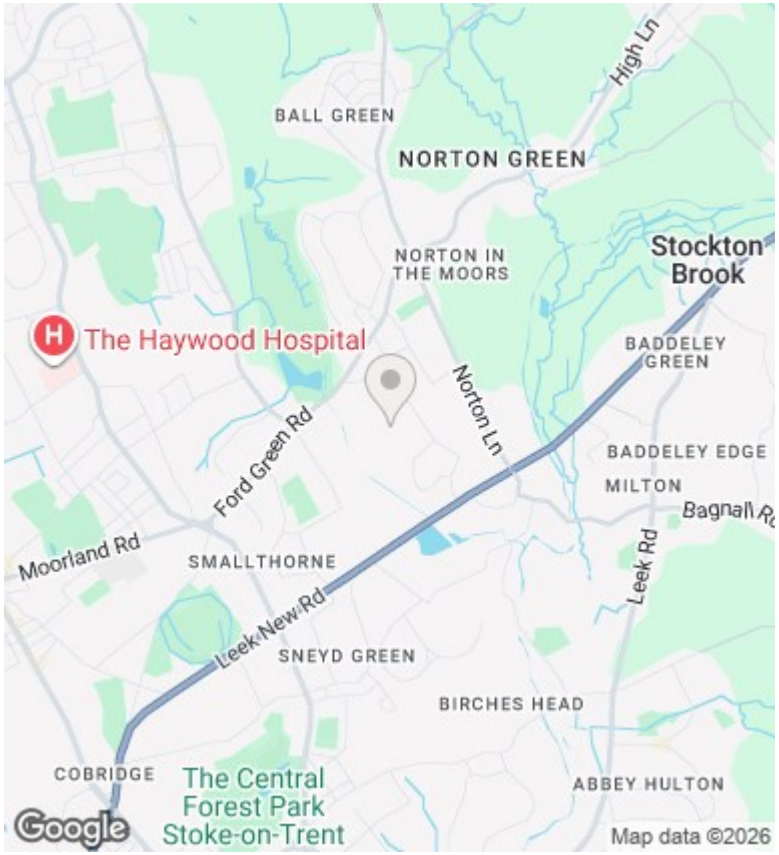








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

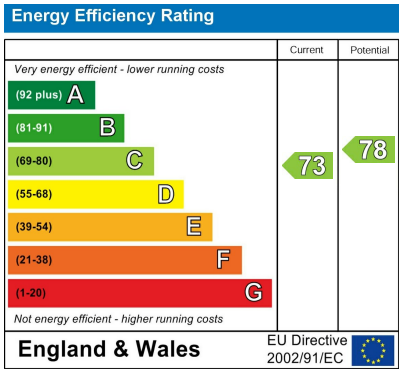


Photo Editing Disclaimer:
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