



ESTATE AGENTS

... the key to a successful move



Blithfield Way, Norton Heights, Stoke-On-Trent, ST6 8GS

**Offers in excess
of £199,000**

- * SUPERB THREE BEDROOM FAMILY HOME
- * CONTEMPORARY STYLE THROUGHOUT
- * SOUGHT AFTER LOCATION
- * HIGH STANDARD OF FINISHING
- * VIEWING HIGHLY RECOMMENDED

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

This property is certainly one not to be missed and must be viewed to appreciate the attention to detail. Beautifully presented throughout this three-bedroom family home situated on highly desirable Norton Heights is conveniently located for excellent schools, local amenities and nearby Milton Village with an unobstructed view of historic Mow Cop Castle. The property offers contemporary and spacious accommodation throughout, suitable for any growing family, with driveway parking, an enclosed rear garden and great access to all major commuter links throughout the city. The accommodation comprises: Entrance hall, lounge, kitchen/diner, cloaks and to the first-floor master bedroom with an ensuite shower room, two further bedrooms and a family bathroom.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, radiator, laminate wood effect flooring, exterior door, stairs to the first floor



LOUNGE 15'5" x 13'9" (4.7m x 4.2m)

Ceiling light point, two radiators, laminate wood effect flooring, uPVC double glazed window, uPVC patio doors leading to rear garden



KITCHEN/DINER 10'9" x 8'6" (3.3m x 2.6m)

Fitted with a range of wall and base units with co-ordinating worktops and splashback, built in electric oven, four burner gas hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Recessed lighting, radiator, tile effect flooring, uPVC double glazed window



CLOAKS 5'2" x 2'7" (1.6m x 0.8m)

Fitted with a two piece white cloakroom suite comprises: pedestal wash hand basin with tiled splashback, low level w.c. Ceiling light point, radiator, extractor fan, tile effect flooring.



STAIRS & LANDING

Galleried landing, ceiling light point, storage cupboard, access to loft space.

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FIRST FLOOR

MASTER BEDROOM 10'9" x 9'2" (3.3m x 2.8m)

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window, door to en suite



EN SUITE 9'2" x 4'7" (2.8m x 1.4m)

Fitted with a three piece suite comprises: Separate shower enclosure, pedestal wash hand basin with tiled splashback, low level w.c. Recessed lighting, radiator, tiled effect flooring, uPVC double glazed window



BEDROOM TWO 9'2" x 9'2" (2.8m x 2.8m)

Ceiling light point, radiator, double wardrobes, uPVC double glazed window



BEDROOM THREE 6'10" x 6'6" (2.1m x 2m)

Ceiling light point, radiator, double wardrobes, uPVC double glazed window



BATHROOM 6'2" x 6'2" (1.9m x 1.9m)

Fitted with a three piece white bathroom suite, comprises: panelled bath, pedestal wash hand basin, low level w.c. Recessed lighting, radiator, part wall tiled, tiled effect flooring, uPVC double glazed window

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In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

OUTSIDE

A driveway to the side of the property providing off road parking, to the front of the property is a path proving pedestrian access and a garden with shrub planting

To the rear is a garden with a patio area, mature planting and a grassed area. Garden shed.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

57 Blithfield Way, Norton Heights FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required