



**30 Mallorie Road, Stoke-On-Trent, ST6 8ES**

**Asking price £150,000**

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"The excitement of buying a new home cannot be contained. It's like opening a new chapter in your life." - Unknown

Located on Mallorie Road in Norton, this well-presented three-bedroom semi-detached home offers generous accommodation which has been neutrally decorated throughout creating a modern and move-in-ready home ideal for a range of buyers.

## Denise White Estate Agents Comments

Situated on the ever-popular Mallorie Road in Norton, this beautifully presented three-bedroom semi-detached home offers stylish, low-maintenance living ideal for first-time buyers and growing families alike.

The property immediately stands out with its striking anthracite windows and attractive frontage, complemented by generous off-road parking for multiple vehicles. A shared driveway to the side aspect provides convenient access through to the rear garden.

Internally, the accommodation is thoughtfully laid out and neutrally decorated throughout. An inviting entrance hall welcomes you in, with stairs rising to the first floor. The well-proportioned living room is tastefully presented and features a stylish electric fire. This flows seamlessly into the breakfast kitchen, which is fitted with a range of cabinetry and offers ample space for dining. From here, there is access to a useful utility room complete with a WC, adding practicality to the ground floor layout.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from bespoke panelling, adding character. The largest bedroom is positioned to the rear, enjoying a pleasant outlook over the garden. A well-appointed family bathroom serves all three bedrooms.

Externally, the property boasts a good-sized rear garden, predominantly paved to provide a low-maintenance outdoor space—perfect for entertaining. Overall, this is a superbly presented home, offering stylish interiors, practical features, and excellent outdoor space.

## Location

Located to the north of Stoke-on-Trent, Norton is a highly regarded and well-established residential area known for its strong community feel and excellent local amenities. The area offers a variety of shops, cafés, traditional pubs and convenience stores, along with well-respected primary schools, making it particularly popular with families.

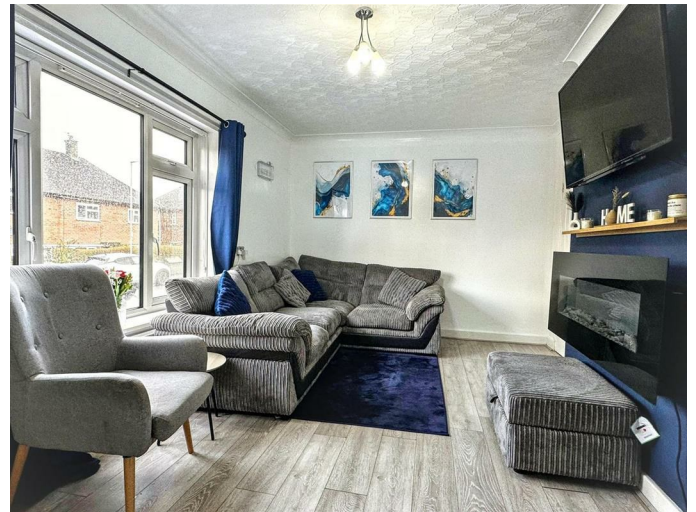
Norton also benefits from excellent transport links, with easy access to the A500 and wider road network, connecting to the M6 for commuters. Nearby green spaces and walking routes provide opportunities for outdoor recreation, while the neighbouring towns of Burslem and Brown Edge offer additional amenities and leisure facilities.

## Entrance Hall

Wood effect flooring. Composite door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Obscured window into utility. Ceiling light.

## Living Room

15'11" x 10'0" (4.87 x 3.07 )



Wood effect laminate flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Electric fire. Coving. Ceiling light. Access into:

—

## Kitchen

11'1" x 11'4" (3.38 x 3.47)



Tiled effect flooring. A range of wall and base units with laminate worktops above. Stainless steel sink and drain a unit with mixer tap above. Space four electric oven, washing machine, tumble dryer, and fridge freezer. Wall mounted radiator. 2UPVC double glazed windows to the side and rear aspects. Ceiling light. Access into: –

## Utility

7'3" x 7'10" max (2.23 x 2.40 max)

Tiled flooring. Composite door to the rear aspect. Undercounter space for fridge. Ceiling light. Access into: –

## WC

Continued tiled flooring. Low-level WC. Dado rail. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

## First Floor Landing

Fitted carpet. Ceiling light. Loft access. Storage cupboard housing combination boiler.

## Bedroom One

13'3" x 11'1" (4.05 x 3.40 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Feature panelled wall. Ceiling light.

## Bedroom Two

10'8" x 10'3" (3.26 x 3.14)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Bespoke panelled wall. Ceiling light.

### Bedroom Three

8'3" x 10'3" (2.53 x 3.14 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bathroom

5'5" x 7'8" (1.67 x 2.34 )



Wood effect flooring. Low-level WC. Fitted bath with electric shower above and glass shower screen. Wash and basin with storage underneath. Obscured UPVC double glazed window to the rear aspect. Ladder style towel rail. Extractor fan. Ceiling light.

### Outside



To the front of the property there is a paved driveway providing off road parking for two vehicles with a shared driveway to the left hand side. There is gated access into a low maintenance paved garden.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band A

No chain involved with the sale

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Anti-Money Laundering & ID Checks**

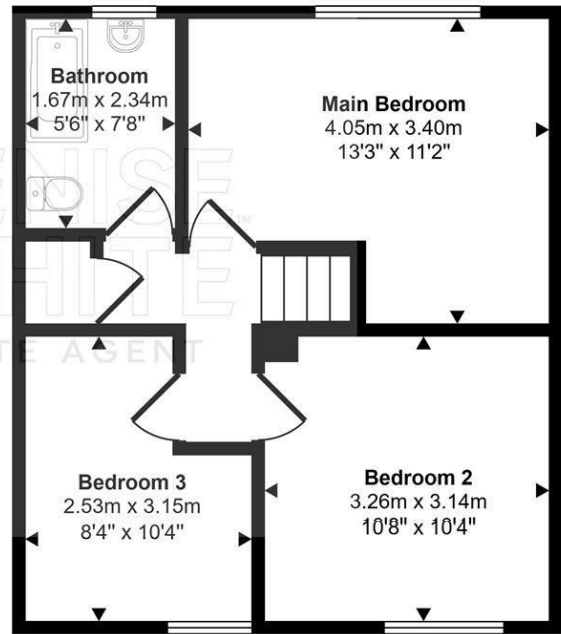
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

Approx Gross Internal Area  
78 sq m / 842 sq ft



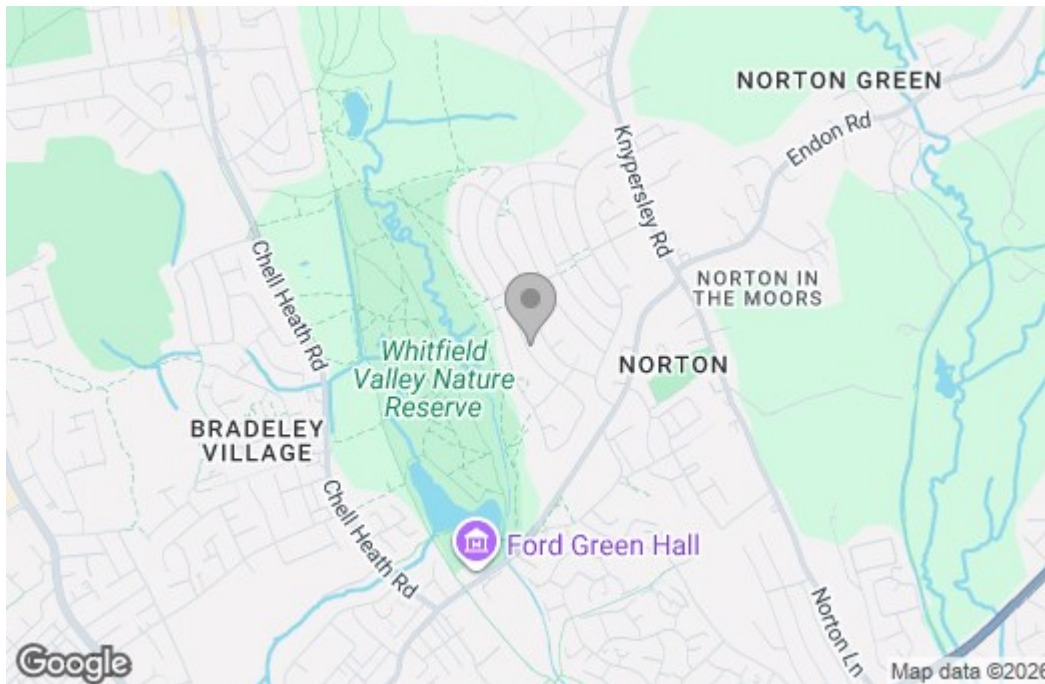
Ground Floor  
Approx 39 sq m / 417 sq ft



First Floor  
Approx 39 sq m / 425 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.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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