



Cellarhead Road, Werrington, Stoke-On-Trent, ST9 0HW.  
Offers in Excess Of £300,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Cellarhead Road, Werrington, ST9 0HW.

This three-bedroom semi-detached dormer bungalow is presented to a high standard throughout, with a contemporary high specification kitchen and bathroom, utility, WC and three well proportioned bedrooms. The property is nestled on an impressive plot, having off street parking for a number of vehicles, large garden laid to lawn with an open aspect to the rear. A versatile home, having two bedrooms to the ground floor and a further bedroom to the first floor.

You're welcomed into the property via the entrance hallway, then through to the 15ft kitchen, having a good range of fitted units to the base and eye level. Composite sink, marble effect worksurfaces, Bosch combination microwave, Bosch fan assisted oven, Bosch five ring gas hob, extractor over, integral dishwasher, Baxi boiler and ample room for a dining table and chairs. Located off the kitchen is a utility with worksurface space, plumbing and space for a washing machine/dryer and WC room. The living room has a feature fireplace with log burning stove. The family bathroom is a delight with shower bath, built in gold fitments which includes a shower over, vanity unit with gold tap, low level WC and anthracite heated towel rail. Two bedrooms are located to the front of the property and the third is accessed via the staircase.

Externally to the frontage is a tarmacadam driveway with turning area, area laid to lawn, mature tree, brick constructed pillars, with the potential to hang electric gates if so desired. The rear garden is mainly laid to lawn with indian stone patio and hedged boundary.

Offered for sale with NO CHIAN, a viewing is highly recommended to appreciate the high standard of finish, the versatile layout and ability to just move in.





### Entrance Hallway

UPVC double glazed door to the front elevation, two wall mounted anthracite radiators, UPVC double glazed window to the side elevation, staircase to the first floor.

### Kitchen 14' 4" x 15' 11" (4.36m x 4.84m)

Range of fitted units to the base and eye level, composite sink with drainer and mixer tap over, Bosch integral combi microwave/oven, Bosch fan assisted oven, integral fridge and freezer, integral Indesit dishwasher, cupboard housing Baxi boiler, UPVC double glazed window to the rear elevation, five ring Bosch gas hob, Bosch extractor fan, anthracite wall mounted radiator, inset downlights, Hive thermostat.

### Living Room 18' 0" x 12' 3" (5.49m x 3.73m)

UPVC double glazed patio doors to the rear elevation, wood burning stove set on slate style hearth, brick surround and wood mantle.

### Bathroom 7' 3" x 9' 1" (2.20m x 2.76m)

Marble effect tiles throughout, wall mounted ladder radiator, vanity sink unit with mixer tap over and storage beneath, P-shaped bath with integral gold shower over and mixer tap, lower level WC with push flush, extractor fan, inset downlights.

### Utility 5' 6" x 6' 8" (1.67m x 2.03m)

Wood worksurface, plumbing for washing machine, space for dryer.

### WC 5' 5" x 2' 11" (1.65m x 0.88m)

Lower level WC with push flush, vanity wash hand basin with storage beneath and mixer tap over, ladder radiator.

### Bedroom One 11' 11" x 12' 2" (3.62m x 3.71m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Two 11' 11" x 9' 11" (3.63m x 3.01m)

UPVC double glazed window to the front elevation, radiator.

### First Floor

### Bedroom Three 14' 4" x 12' 4" (4.36m x 3.76m) (Maximum Measurement)

UPVC double glazed window to the rear elevation, radiator, storage cupboard with light, loft space with power and light connected.

### Externally

To the front is tarmac driveway providing off road parking, lawned area, walled boundaries, outside light, power point, outside water tap, Indian stone patio, To the rear garden is Indian stone patio, raised gravelled area, hedged and fenced boundaries, gated access to the side elevation.





Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold





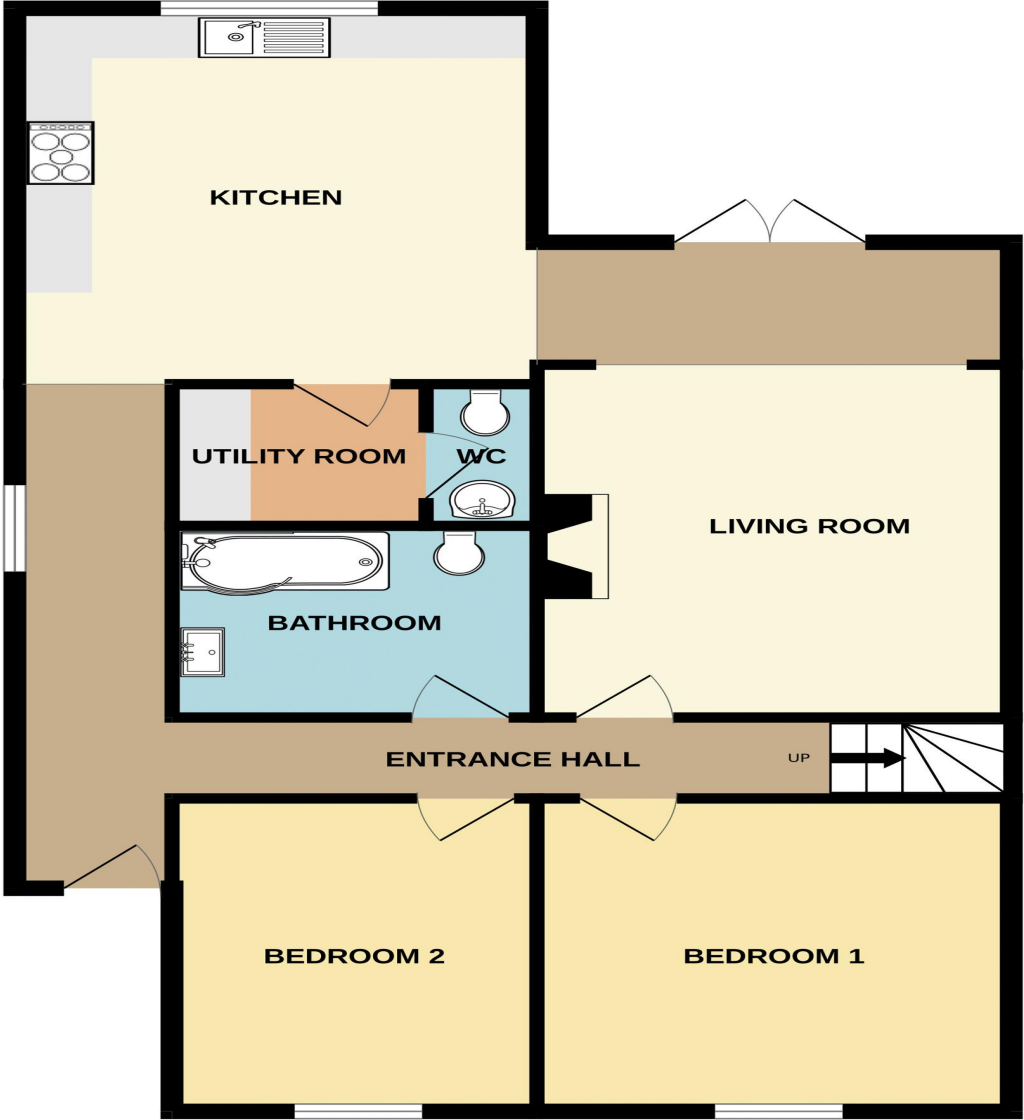




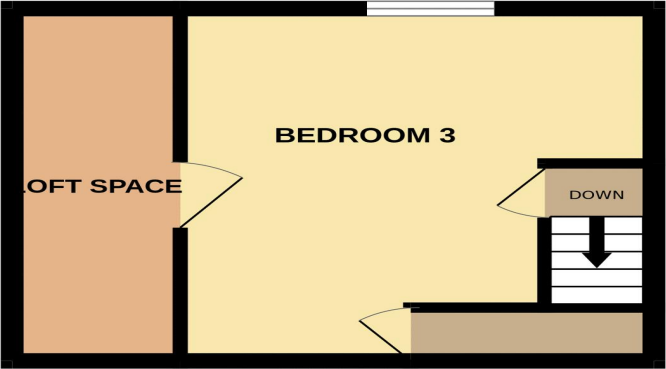




GROUND FLOOR



1ST FLOOR



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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45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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