



Park Road, Werrington, ST9 0EB.
£179,950

Whittaker Est. 1930
& Biggs

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A well presented two double bedroom semi detached bungalow, located in the ever popular village of Werrington, boasting both front and rear gardens, an impressive living/dining room, fully equipped breakfast kitchen and garage with ample off road parking. Upon entry to the property you are greeted with the striking porch leading through to the breakfast kitchen. Within the kitchen are units to the base and eye level, four ring electric hob, double electric oven/ grill, composite one and a half sink and ample room for dining furniture. Within the impressive 19.5 ft living/ dining room is an excellent picture window overlooking the rear garden along with a built in storage cupboard. Both bedrooms are to a good portion with bedroom one having built in wardrobes and dressing table, the modern bathroom completes the bungalow offering a L shaped bathtub with shower over, vanity wash hand basins and lower level WC. Externally is rubber drive and area laid to lawn to the frontage having mature plants and shrubs To the rear is a large garage, area laid to lawn and vegetable patch again with mature plants and shrubs. A viewing is highly recommended.

Situation

This home is ideally placed in a popular residential area in Werrington and good for commuting to Leek, Cheadle and the Potteries. The village amenities are all within walking distance.



Porch

UPVC composite door to the side elevation, UPVC double glazed window to the front and rear elevation.

Kitchen/Breakfast Room 16' 8" x 8' 8" (5.07m x 2.65m)

UPVC double glazed window to the rear elevation, radiator, range of units to the base and eye level, double electric oven/grill, composite one and half bowl sink unit with drainer, four ring electric hob, extractor above, plumbing for washing machine, space for undercounter fridge and freezer.

Living Room / Dining Room 19' 8" x 10' 9" (5.99m x 3.28m)

UPVC double glazed window to the rear elevation, radiator, built in storage cupboard.

Bathroom 8' 0" x 5' 6" (2.45m x 1.68m)

UPVC double glazed window to the side elevation, L-shaped bath with shower over, vanity wash hand basin, lower level WC, chrome ladder radiator, radiator.

Bedroom One 15' 7" x 9' 7" (4.76m x 2.92m)

UPVC double glazed bay window to the front elevation, radiator, fitted wardrobes and dressing table.

Bedroom Two 10' 3" x 8' 8" (3.13m x 2.63m)

UPVC double glazed window to the front elevation, radiator.

Outside

Externally to the front is rubber driveway, area laid to lawn, fenced and hedged boundaries, mature plants and shrubs.

Rear Garden

Driveway, stone slabbed patio area, area laid to lawn, hedged boundaries, vegetable patch.

Garage 7' 8" x 8' 0" (2.34m x 2.44m)

Wood double doors to the front elevation, window to the side elevation, window to the rear elevation.



Note:
Council Tax Band: B

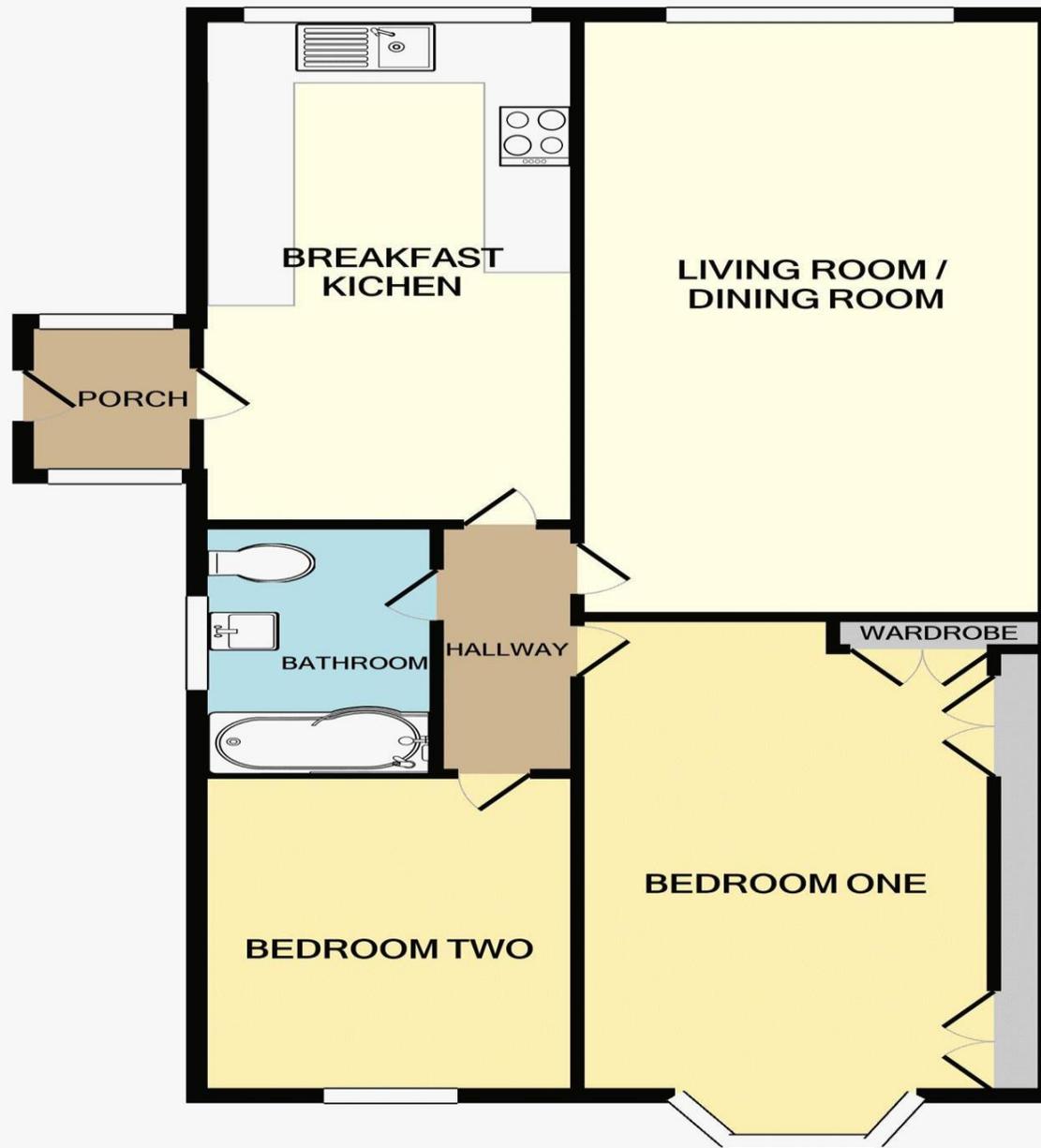
EPC Rating:

Tenure: believed to be Freehold









TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Directions

From our Derby Street, Leek offices proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the villages of Cheddleton and Wetley Rocks and upon reaching the Cellarhead crossroads turn right signposted Werrington. Follow this road taking the third turning right into Park Road where the property is situated on the left hand side.

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