



Heath Avenue, Werrington, Stoke-On-Trent, ST9 0HU.  
Offers in Excess of £338,000

Whittaker  
& Biggs Est. 1930



## Heath Avenue, Werrington, ST9 0HU

This five bedroom detached family home is nestled on an impressive plot, having ample off road parking, double garage and backs on to the fields providing views over surrounding countryside. The property has been partly renovated and includes a new kitchen comprising range of units to the base and eye level, Lamona four ring induction hob and Lamona electric fan assisted oven.

You're welcomed into the property via porch with entrance hallway provides access to the first floor. Double integral garage off, having electric roller doors, power, light, and wall mounted Valliant gas fired combi boiler. A 25ft living room is located to the front of the property and has bay window to the frontage and UPVC double glazed sliding doors to the rear garden. To the rear of the property is the fitted kitchen, Utility off having plumbing for washing machine, with access to the side of the property and WC with lower level WC.

To the first floor are five good sized bedrooms. The contemporary family bathroom has WC, pedestal wash hand basin, panelled bath. The shower room having a corner shower cubicle having electric Triton shower fitment, lower level WC and pedestal wash hand basin.

Externally to the frontage is a herringbone blocked paved driveway, area laid to lawn and gated access to the rear.

The rear garden is laid to decked area, lawn and has a glorious aspect over the neighbouring fields beyond.

A viewing is highly recommended to appreciate this homes spacious layout, plot, views, specification and open aspect.

### Situation

This home is situated in the popular residential area of Werrington and is well placed for commuting to Leek, Cheadle and The Potteries. Ideal for a family, being within easy walking distance of good local schools and amenities.





### Entrance Porch

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

### Entrance Hallway

Wooden door and windows to the front elevation, staircase to the first floor, under stairs storage cupboard with light and fixed shelving, radiator.

### Living Room 25' 9" x 11' 7" (7.84m x 3.52m)

UPVC double glazed bay window to the front elevation, UPVC double glazed patio doors to the rear garden, wall lights, electric fire set on a marble effect hearth surround and mantle.

### Dining Kitchen 15' 0" x 10' 2" (4.58m x 3.09m)

Range of fitted units to the base and eye level, two UPVC double glazed windows to the rear elevation, stainless one and a half bowl sink unit with mixer tap over and drainer, plumbing for dishwasher, radiator, storage cupboard with fixed shelving, tiled splashbacks, Lamona fan assisted oven, four ring induction Lamona hob with extractor above, cupboard housing meters.

### Utility Room 7' 10" x 7' 10" (2.39m x 2.38m)

UPVC double glazed with to the rear and side elevation, UPVC double glazed door to the side porch, plumbing for washing machine, radiator, stainless steel sink unit with mixer tap and extractor fan, space for a dryer.

### Cloakroom 4' 6" x 3' 6" (1.37m x 1.06m)

Fully tiled with a lower level WC.

### Side Porch 3' 11" x 2' 7" (1.19m x 0.80m)

## First Floor

### Landing

Loft access.

### Bedroom One 13' 5" x 11' 6" (4.09m x 3.50m)

UPVC double glazed window to the rear elevation and radiator.

### Bedroom Two 12' 0" x 10' 6" (3.67m x 3.21m)

UPVC double glazed bay window to the front elevation and radiator

### Bedroom Three 8' 8" x 13' 4" (2.63m x 4.06m)

UPVC double glazed window to the front elevation and radiator.

### Bedroom Four 8' 0" x 7' 10" (2.45m x 2.38m)

UPVC double glazed window to the rear elevation and radiator.

### Bedroom Five 8' 2" x 7' 5" (2.50m x 2.25m)

UPVC double glazed window to the front elevation and radiator.

### Family Bathroom 6' 4" x 7' 7" (1.92m x 2.31m)

UPVC double glazed window to the rear elevation, partly tiled, suite comprising of panelled bath, pedestal wash hand basin, lower level WC with a push flush, airing cupboard housing immersion heating tank and fixed shelving, radiator.

### Shower Room 6' 1" x 5' 0" (1.85m x 1.53m)

Fully tiled, suite comprising of a corner shower cubicle with electric Triton shower over, pedestal wash hand basin, lower level WC, chrome heated ladder radiator, UPVC double glazed window to the side elevation.



### Externally

To the front is herrinbone blocked paved driveway providing off road parking, access to the double garage, slate chippings, area laid to lawn, hedged and wall boundaries, access to the side of the property with gated access. To the rear elevation, fenced and hedged boundaries, decked area, stone flagged patio area, area laid to lawn, matured plants and shrubs, views over looking the surrounding countryside.

### Garage One 16' 10" x 8' 4" (5.13m x 2.54m)

Electric roller door to the front elevation, fixed shelving, power and light connected.

### Garage Two 16' 5" x 8' 7" (5.00m x 2.61m)

Electric roller shutter door, housing Valliant combi gas boiler, UPVC double glazer window to the side elevation, power and light connected, water tap.

Note:

Council Tax Band: E

EPC Rating: D

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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## Directions

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