



Moorside Road, Werrington, ST9 0JE.
Offers in Excess of £185,000

Est. 1930
**Whittaker
& Biggs**

Moorside Road, Werrington, ST9 0JE.

This three bedroom semi detached family home has been extended to the ground floor to include a further reception room, currently utilised as a dining room. The property boasts a 23ft living room, integral garage with electric door, with two of the bedrooms having fitted wardrobes and a substantial rear garden.

You're welcomed into the property via the Upvc double glazed entrance porch. Then through to the hallway, with stairs to the first floor. The living room is an impressive space, having feature fireplace and Upvc double glazed patio door to the rear. The kitchen has a range of fitted units to the base and eye level, electric hob, oven, grill, plumbing and spaces for a washing machine and a dishwasher. The kitchen opens through to the dining room with access to the garage and rear garden. This space is ideal for creating a modern open plan kitchen/dining room, subject to the relevant approvals. The garage has power, light, electric roller door and again has the potential to be converted into further living accommodation, subject to the relevant planning and building regulation approval.

To the first floor, are three well proportioned bedrooms having fitted wardrobes within Bedroom One and Three. The bathroom incorporates a panel bath, pedestal wash hand basin and separate WC room.

Externally to the frontage is a paved driveway, having lawn, hedge, walled and fenced boundary. The rear garden is laid to lawn, patio, with fenced boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's potential, convenient location and plot size.

Situation

This home is situated in the popular residential area of Werrington and is well placed for commuting to Leek, Cheadle and The Potteries, and the Peak District. Ideal for a family, being within easy walking distance of Moorside High School.



Porch

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

Entrance Hallway

UPVC double glazed door and window to front elevation, radiator, stairs to the first floor.

Living Room 23' 2" x 13' 2" (7.07m x 4.02m) (Maximum Measurement)

UPVC double glazed window to the front elevation, UPVC double glazed patio door to the rear elevation, Two radiators, electric fire set on marble effect surround, hearth and wood mantle, wall lights, serving hatch.

Kitchen 10' 8" x 6' 10" (3.24m x 2.08m)

Range of fitted units to the base and eye level, four ring electric Hotpoint hob, stainless steel sink, wall mounted Potterton gas fired boiler, plumbing and space for a washing machine and dishwasher, space for a freestanding fridge freezer, electric Hotpoint oven and grill, UPVC double glazed window to the rear elevation, tiled splashbacks, storage cupboard.

Dining Room 13' 6" x 11' 1" (4.12m x 3.39m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, wall mounted lights, access to the integral garage.

Garage 17' 4" x 10' 0" (5.29m x 3.04m)

Electric roller door to the front aspect, power and light connected.

First Floor

Landing

Wood double glazed window to the side aspect, airing cupboard housing immersion heated tank.

Bedroom One 11' 8" x 10' 10" (3.56m x 3.29m)

Fitted wardrobes, radiator, UPVC double glazed window to the rear elevation, wall mounted lights.

Bedroom Two 7' 3" x 9' 0" (2.22m x 2.75m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 6' 5" x 8' 11" (1.95m x 2.73m)

UPVC double glazed window to the front elevation, radiator, loft access, built in wardrobe.

Bathroom 5' 5" x 6' 1" (1.66m x 1.86m)

Panel bath with Mira electric shower, radiator, pedestal wash hand basin, UPVC double glazed window to the rear elevation, fully tiled.

WC 5' 7" x 2' 6" (1.70m x 0.75m)

Lower level WC, radiator, wood double glazed window to side elevation, partly tiled.

Externally

To the front is paved driveway, area laid to lawn, walled, hedged and fenced boundaries. The rear garden is laid to patio, lawned, well stocked borders, fenced boundaries.



Note:
Council Tax Band: C

EPC Rating:

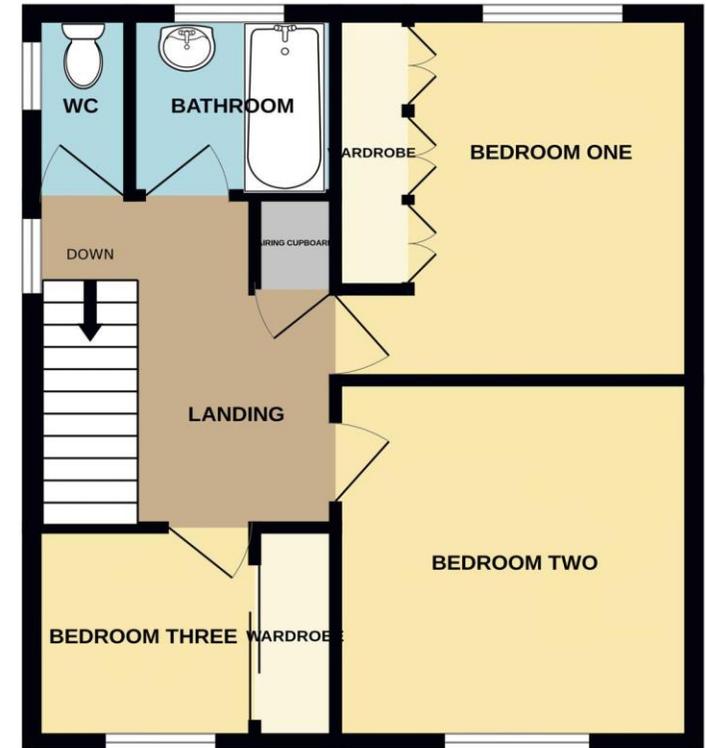
Tenure: Freehold



GROUND FLOOR



FIRST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street, upon reaching the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through the villages of Cheddleton and Wetley Rocks. At the crossroads at Cellarhead turn right on to Cellarhead Road. Follow this road taking the third turning left into Rownall Road, then the second turning right into Withystakes Road and the first turning right into Moorside Road. Follow this road for a short distance where the property is situated on the right hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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