



Cellarhead Road, Werrington, Stoke-On-Trent, ST9 0HW.
Offers in Excess of £275,000

Whittaker & Biggs Est. 1930

Cellarhead Road, Werrington, ST9 0HW

This three bedroom detached family home is nestled on a substantial plot having driveway for two vehicles, front and rear gardens, excellent open views to the frontage and a short walk to Moorside High School. The property has a spacious 18ft kitchen/diner, living room to the front, shower room/WC to the ground floor, integral garage and rear porch, an ideal utility space.

You're welcomed into the property via the porch, then into the hallway which is laid to parquet flooring. The 17ft living room has a bay window, feature fireplace and ample room for a living furniture. The dining kitchen is equipped with a good range of fitted units to the base and eye level, plumbing for a washing machine, gas cooker point, breakfast bar, ample room for a dining table and chairs, patio doors to the garden with security shutters.

The inner hallway provides access to the integral garage, with electric roller door, power, light and wall mounted gas fired boiler. Also located off the inner hallway is a shower room, WC and rear porch.

To the first floor are three bedrooms, with bedroom one having a range of fitted bedroom furniture and providing excellent views. The bathroom has a panel bath with mixer tap and shower over, pedestal wash hand basin and low level WC.

Externally to the frontage is a herringbone block paved driveway, area laid to lawn, well stocked borders. To the rear is an area laid to lawn, patio and well stocked borders.

A viewing is highly recommended to appreciate this homes location, views, plot size and further potential.



Entrance Porch

UPVC double glazed patio door and window to the front elevation.

Hallway

Parquet floor, wood glazed door to the front elevation, radiator, staircase to the first floor, understairs storage cupboard with fixed shelving.

Living Room 17' 1" x 11' 11" (5.21m x 3.62m)

Two radiators, electric fire set on tiled hearth, surround and wood mantle, UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation.

Kitchen/Diner 8' 10" x 18' 3" (2.69m x 5.57m)

Range of fitted units to the base and eye level, gas cooker point, one and half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, breakfast bar, tiled splash backs, wood double glazed window to the rear elevation, radiator, space for dining room table and chairs, wood double glazed patio doors and windows to the rear elevation, security shutters.

Inner Hallway

Radiator.

Integral Garage 17' 0" x 8' 6" (5.18m x 2.59m)

Electric roller door, window to the side elevation, wall mounted gas boiler, power and light connected.

Shower Room 4' 4" x 4' 9" (1.31m x 1.44m)

Fully tiled, shower enclosure with shower, UPVC double glazed window to the side elevation.

WC 4' 3" x 4' 9" (1.30m x 1.44m)

Lower level WC, pedestal wash hand basin, fully tiled, hot water dispenser, UPVC double glazed window to the side elevation.

Rear Porch 5' 10" x 8' 11" (1.78m x 2.73m)

UPVC double glazed window to the rear and side elevation, power connected, radiator, wood glazed door to the side elevation.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom One 15' 4" x 11' 11" (4.68m x 3.64m)

Fitted bedroom furniture including dressing table, wardrobes, overhead storage, radiator, UPVC double glazed window to the front elevation.

Bedroom Two 8' 11" x 9' 5" (2.71m x 2.87m)

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

Bedroom Three 8' 4" x 6' 11" (2.53m x 2.12m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 5' 8" x 6' 2" (1.72m x 1.89m)

Panel bath with mixer tap and shower attachment over, radiator, pedestal wash hand basin, lower level WC, UPVC double glazed window to the rear elevation, cupboard housing immersion heated tank.

Externally

To the front is blocked paved herringbone driveway, area laid to lawn, well stocked borders, hedged and fenced boundaries, access to the garage. To the rear is patio area, outside water tap, further patio area, area laid to lawn, hedged boundaries, well stocked borders, gated access to the side elevation.



Note:
Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold

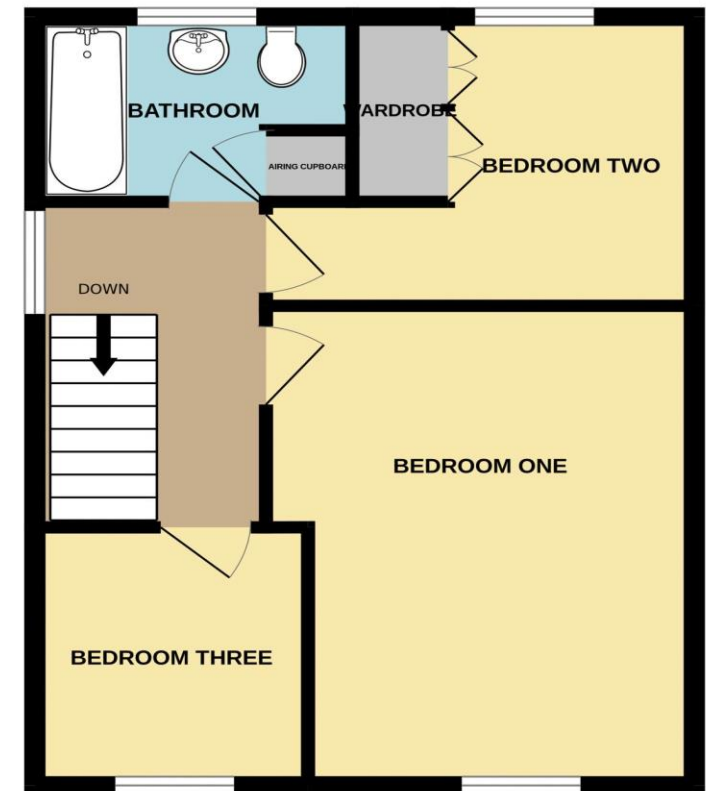




GROUND FLOOR



1ST FLOOR



Directions

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