



Mount Close, Werrington, ST9 0EJ.  
Offers in the Region Of £295,000

Whittaker & Biggs Est. 1930



# Mount Close, Werrington, ST9 0EJ.

Whittaker & Biggs are delighted to present this impressive four bedroom detached property, located in the sought-after village of Werrington. Boasting a prime position at the head of a cul-de-sac, this property is ideally situated on an elevated plot offering stunning panoramic views over the picturesque countryside. The property is well presented throughout, offering an abundance of space and light.

Upon entering the property, the spacious entrance hall leads to two well-proportioned reception rooms, providing versatile living accommodation. The open plan living/dining room is particularly noteworthy, featuring a stylish fireplace, ample space for entertaining guests and sliding doors to the rear garden.

Within the kitchen are units to the base and eye level, four ring gas hob, gas oven / grill, stainless steel sink with drainer, integral dishwasher and integral fridge. The property also benefits from a sizeable utility room and a downstairs cloakroom, adding to the practicality and convenience of the living space.

To the first floor, there are four generously sized bedrooms, each one offering ample space for comfortable living. The family bathroom suite comprises of a panelled bath with shower over, low level WC and pedestal wash hand basin.

Externally, the property offers off-road parking to the front aspect, ensuring parking is never an issue for you or your guests. The enclosed gardens to the rear feature a lawn and patio area, providing the perfect space for relaxation and outdoor entertaining.

In conclusion, this stunning property is a must-see for those seeking a spacious and well-presented family home in an idyllic location. The property has been finished to a high standard, with modern and tasteful decor throughout.

Internal inspection is highly recommended to truly appreciate the size, location and quality on offer.

## Situation

This home is ideally placed in a popular residential area in Werrington and good for commuting to Leek, Cheadle and the Potteries. Moorside High School and local amenities are just a short walk away.





### Entrance Porch

UPVC double glazed window and door to the front elevation.

### Hallway

Staircase to the first floor, understairs storage cupboard, radiator, cornicing.

### Sitting Room 17' 2" x 8' 3" (5.23m x 2.51m)

UPVC double glazed window to the front and side elevation, multi fuel stove set on tiled hearth and surround, radiator, storage room.

### Living Room/Dining Room 24' 5" x 10' 0" (7.45m x 3.04m)

UPVC double glazed bay window to the front elevation, two radiators, UPVC double glazed sliding doors to the rear elevation, cornicing, parquet flooring.

### Kitchen 13' 3" x 7' 8" (4.03m x 2.33m)

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, four ring gas hob, extractor fan, gas oven/grill, stainless steel sink unit with drainer, integral dishwasher, integral fridge.

### Utility Room 10' 7" x 7' 8" (3.23m x 2.33m)

UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, radiator, plumbing for washing machine, space for dryer.

### Cloakroom

Window to the side elevation, lower level WC, wall mounted sink unit, radiator.

### First Floor

### Landing

Loft access.

### Bedroom One 12' 10" x 11' 7" (3.90m x 3.52m)

UPVC double glazed window to the elevation, fitted wardrobes, dressing table.

### Bedroom Two 10' 0" x 10' 7" (3.04m x 3.23m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes, dressing table, cornicing.

### Bedroom Three 15' 10" x 7' 7" (4.82m x 2.32m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

### Bedroom Four / Office 6' 2" x 7' 8" (1.89m x 2.33m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

UPVC double glazed window to the rear elevation, chrome ladder radiator, panelled bath, electric shower over, lower level WC, pedestal wash hand basin, storage cupboard.

### Externally

To the front, tarmacadam driveway. To the rear, area laid to lawn, stone flagged patio.



Note:  
Council Tax Band: D

EPC Rating: TBC

Tenure: believed to be Freehold





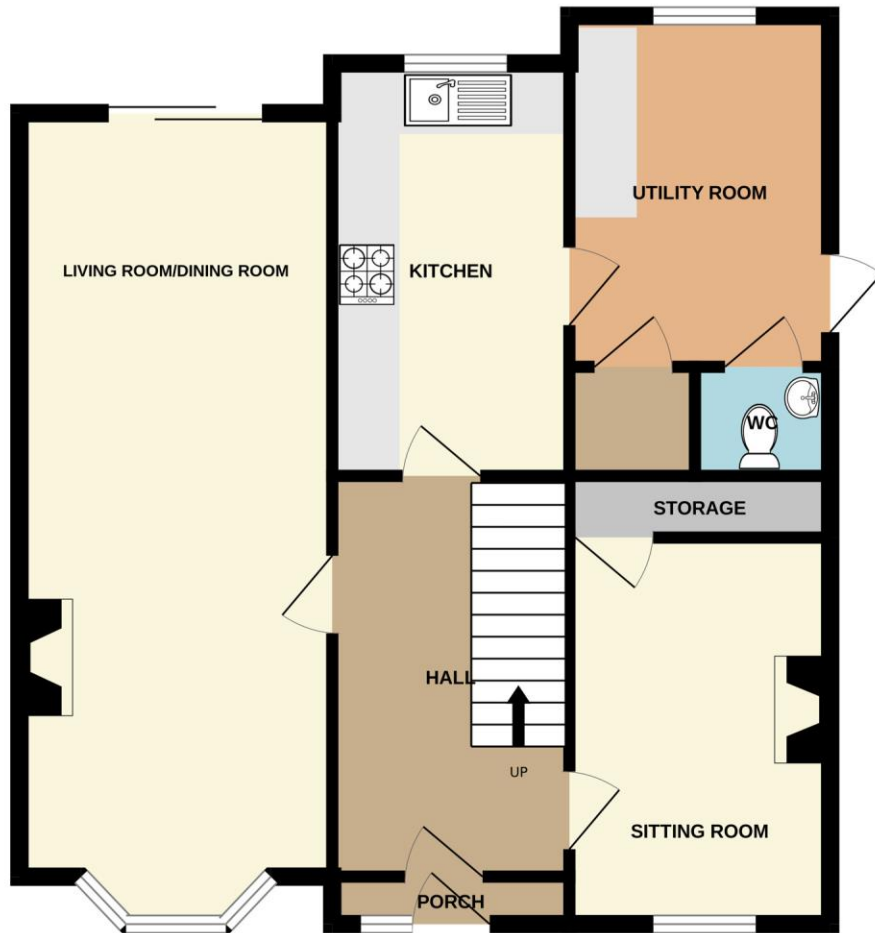








GROUND FLOOR

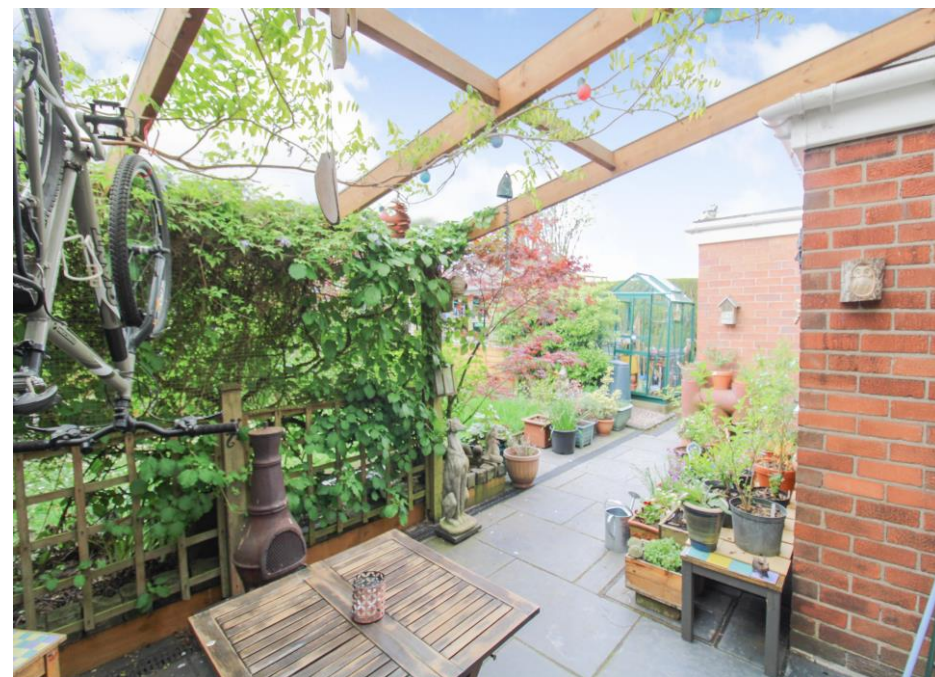


1ST FLOOR



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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## Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road, follow this road proceeding through the village of Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellarhead turn right on to the A52 Cellarhead Road, continue along this road for a short distance taking the third turning on the right into Rownall Road, follow this road and immediately take the first left into Armshead Road, continue along this road and take the second turning left into Mount Close, follow this road to the head of the Cul De Sac, where the property is then located on the left hand side.

**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.

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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& Biggs**