



Heath Avenue, Werrington, ST9 0HT.  
Offers in Excess of £250,000

Whittaker Est. 1930  
& Biggs

## Heath Avenue, Werrington, ST9 0HT.

An ideal property for someone looking to start creating their rental portfolio, or someone looking to expand their portfolio, alternatively the property can cater for a family or couple. In need of some modernisation and renovation works this three bedroom detached property has an abundance of potential. The property is conveniently situated in the residential area of Cellarhead and is well placed for commuting to Leek, Cheadle and The Potteries with views over neighbouring fields.

To the ground floor are two reception rooms, the living room having an electric fire and ample room for living furniture. The dining room has a feature fireplace and bay window over looking the frontage. Within the kitchen is electric cooker point, stainless steel sink, space for a free standing fridge freezer and under stair storage cupboard. An entrance porch and hallway completes the ground floor with stairs to the first floor. To the first floor are three well proportioned bedrooms with a bathroom offering a panelled bath, pedestal wash hand basin, WC and airing cupboard housing an immersion heated tank.

Externally to the frontage is a concrete driveway, area laid to lawn, walled frontage, well stocked borders and concrete driveway to the side elevation. The rear garden is laid to lawn, with a blocked paved path, well stocked borders, fenced boundaries and oil tank. The property also benefits from a detached brick garage with up and over door, UPVC double glazed door to the side, with light and power connected. An internal inspection is highly recommended to appreciate the size, location and potential of the home.

### 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 windows to the front and side elevations, door to the front elevation.

### Entrance Hallway

Radiator, wood glazed door to the front elevation, stairs to the first floor.

### Kitchen 6' 4" x 10' 2" (1.92m x 3.09m)

Range of fitted units to the base and eye level, UPVC double glazed window to the side elevation, stainless steel sink unit with drainer and chrome mixer tap, radiator, fully tiled, electric cooker point, space for fridge, understairs storage cupboard having UPVC double glazed window to the side elevation and shelving.

### Dining Room 11' 4" x 10' 7" (3.45m x 3.22m)

Two radiators, UPVC double glazed bay window to the front elevation, feature fireplace set on tiled hearth, surround and mantle.

### Living Room 18' 8" x 11' 3" (5.68m x 3.44m)

UPVC double glazed window to the rear elevation, two radiators, electric fire set on tiled hearth, surround and mantle.

### Rear Porch

UPVC double glazed door to the side elevation, storage cupboard housing floor mounted oil fired boiler.

### First Floor

#### Landing

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

### Bedroom One 11' 4" x 10' 6" (3.46m x 3.20m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Two 11' 4" x 12' 3" (3.46m x 3.74m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom Three 6' 4" x 5' 8" (1.94m x 1.72m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom 6' 4" x 7' 7" (1.93m x 2.31m)

Panelled bath, pedestal wash hand basin, lower level WC, radiator, fully tiled, UPVC double glazed window to the rear elevation, airing cupboard housing immersion heated tank.

### Externally

To the frontage is a concrete driveway, area laid to lawn, walled frontage, well stocked borders. Concrete driveway to the side elevation. The rear garden is laid to lawn, blocked paved path, well stocked borders, fenced boundaries, oil tank.

### Garage 9' 11" x 19' 6" (3.03m x 5.95m)

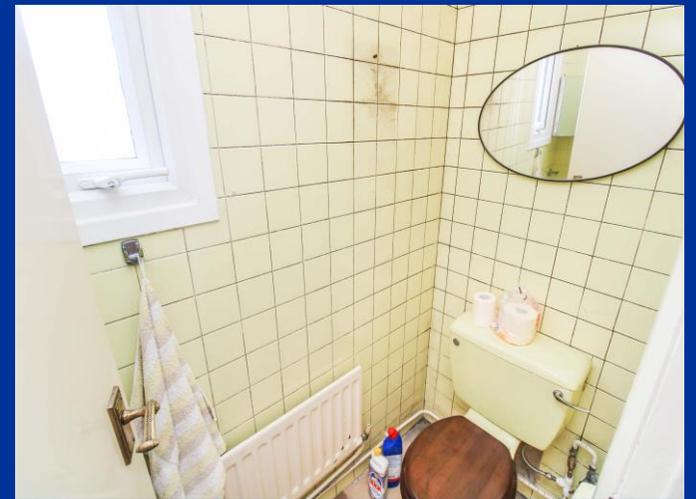
Brick constructed garage, up and over door, UPVC double glazed window to the side and rear elevation, door to the side elevation, light and power connected.



Note:  
Council Tax Band: D

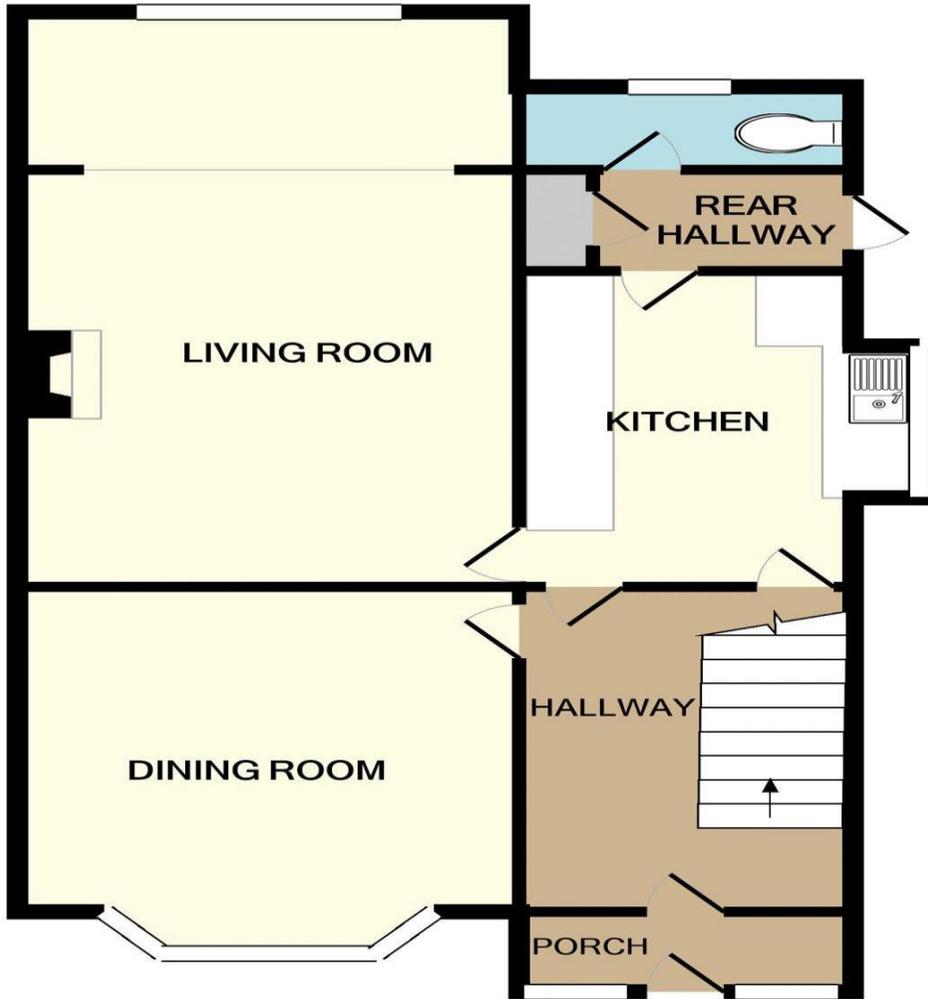
EPC Rating: TBC

Tenure: believed to be Freehold

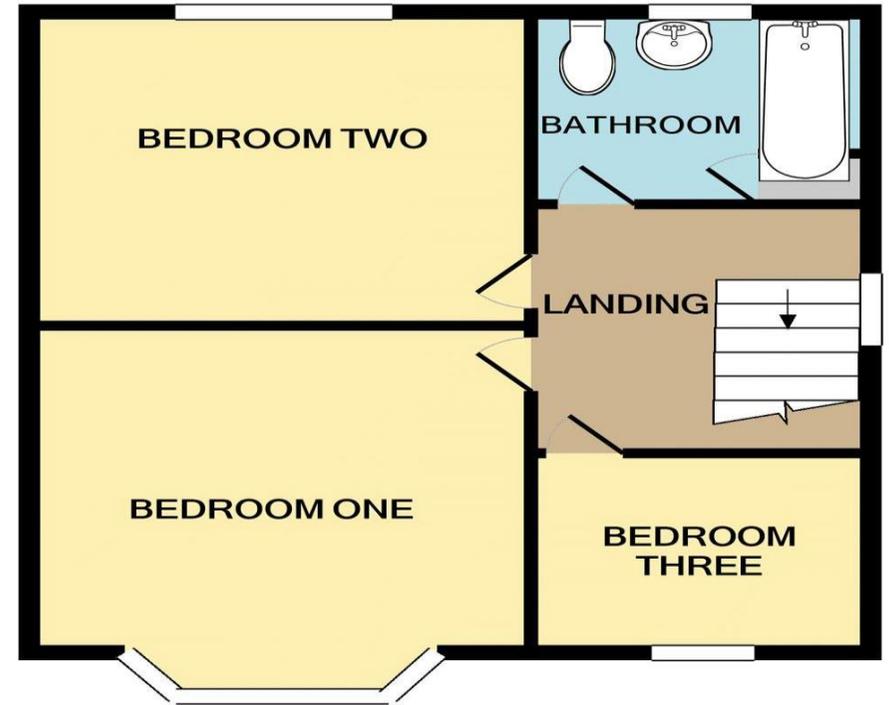








GROUND FLOOR  
 APPROX. FLOOR  
 AREA 570 SQ.FT.  
 (53.0 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 405 SQ.FT.  
 (37.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 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



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