



Moorside Road, Werrington, ST9 0JF.  
£218,000

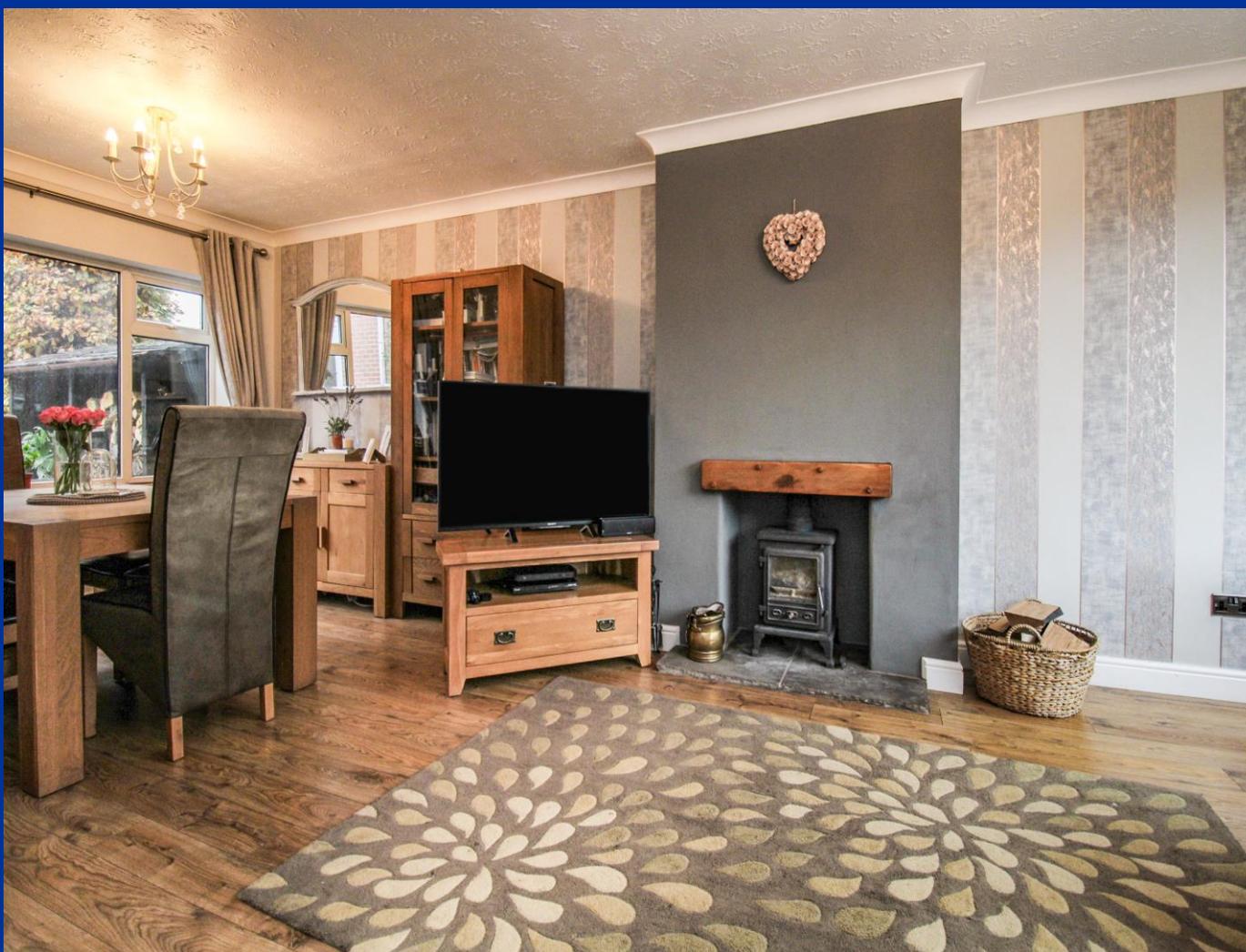
Whittaker <sup>Est. 1930</sup>  
& Biggs

## Moorside Road, Werrington, ST9 0JF.

This excellent three bedroom semi detached family home has ample off-road parking on block pave to the front and boasts a large workshop in the rear garden. The home has a large open plan living/dining room with multi fuel stove - a perfect family space for entertaining as well as being cosy. The kitchen, having electric oven and grill, four ring gas hob, plumbing for a washing machine, stainless steel sink and space for a free standing fridge. To the first floor offers three sizeable bedrooms and family bathroom with panel bathtub with shower over, vanity wash hand basin, WC and chrome ladder radiator. Externally the property has a large workshop offering electric up and over door, insulated walls, alarm, separate power and light connected in addition there is an area laid to lawn and stone slab patio. An early viewing of the property is highly recommended.

### 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 Hallway

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

### Kitchen 11' 2" x 9' 5" (3.41m x 2.87m)

Tiled floor, uPVC double glazed window to the rear elevation, wooden door to the side elevation, under stair storage cupboard with Baxi boiler and uPVC double glazed window to the side elevation, radiator, a good range of units to the base and eye level, plumbing for a washing machines, electric oven and grill, four ring gas hob, extractor fan, stainless steel one and a half sink with drainer, tiled splash back, space for a standing fridge freezer.

### Living/Dining Room 22' 11" x 10' 2" (6.99m x 3.09m)

UPVC double glazed window to the front and rear elevation, multi fuel stove, stone hearth, wooden mantel, cornicing, radiator.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side elevation, storage cupboard.

#### Bedroom One 11' 8" x 10' 9" (3.55m x 3.28m)

UPVC double glazed window to the rear elevation, radiator.

#### Bedroom Two 10' 4" x 10' 10" (3.16m x 3.30m)

UPVC double glazed window to the front elevation, radiator.

#### Bedroom Three 7' 3" x 8' 10" (2.21m x 2.70m)

UPVC double glazed window to the front elevation, radiator, storage cupboard.

### Bathroom 5' 5" x 8' 9" (1.66m x 2.66m)

Panel bathtub, shower over, lower level WC, vanity wash hand basin, chrome ladder radiator, uPVC double glazed window to the rear elevation.

### Externally

#### Garage/ Workshop

Electric up and over door, uPVC double glazed door and window to the side elevation, insulated walls, alarm system, power and light connected.

### Outside

To the front, block paved driveway, gated access to the rear. To the rear, block paved patio, area laid to lawn, hedge boundaries, mature trees, plants and shrubs.



Note:  
Council Tax Band: C

EPC Rating: D

Tenure: Believed to be Freehold

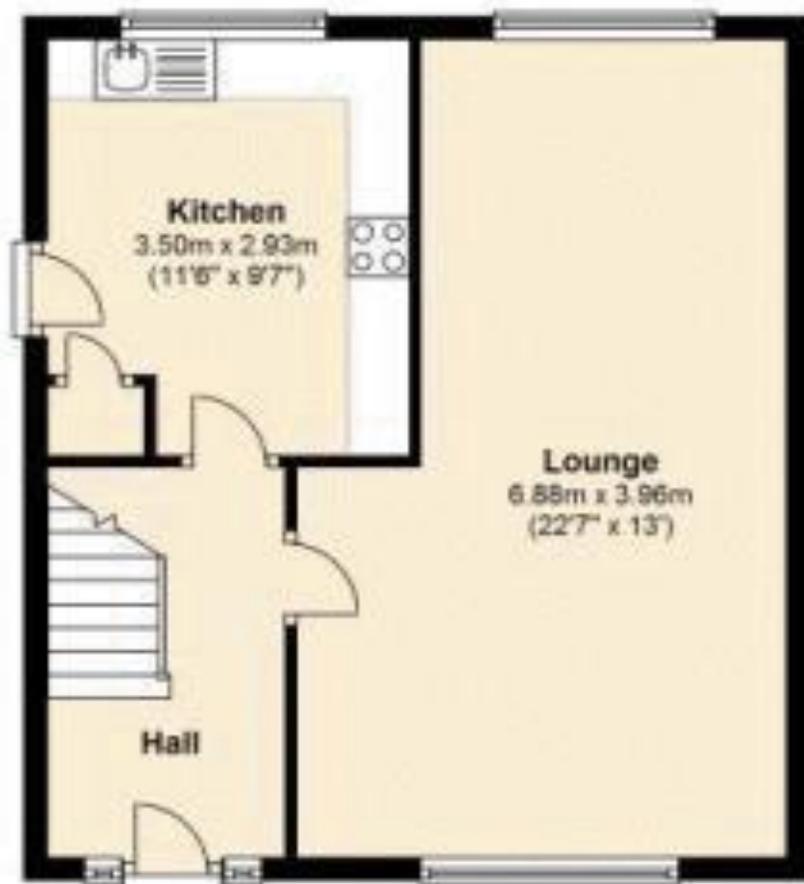






### Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 79.8 sq. metres (858.9 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters.

Plan produced using The Mobile Agent.



## 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 Rowvall 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 left hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

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