



Wetley Avenue, Werrington, ST9 0HY.
OIRO £320,000

Whittaker
& Biggs Est. 1930

Wetley Avenue, Werrington, ST9 0HY.

Whittaker & Biggs are pleased to offer for sale, this three / four bedroom detached family home benefiting from an open plan kitchen, integral garage, utility room, cloakroom, family room / bedroom with shower room off and off road parking.

This modern home is ideal for a growing family as it is situated in a quiet cul-de-sac location and within walking distance to good local schools.

The spacious living accommodation briefly comprises of entrance hallway with staircase and storage cupboard, living / dining room being over 23ft long with a feature bay window to the frontage and patio doors to the garden. Oak glazed double doors lead to the breakfast kitchen followed by the WC, family room and shower room.

The breakfast kitchen offers a range of fitted units to the base and eye level and a stunning breakfast island for everyone to gather around. Integral appliances include a Bosch dishwasher, Neff ceramic induction hood, Neff electric fan assisted double oven and extractor hood. There is cloakroom off as well as a utility room which provides access to the integral garage.

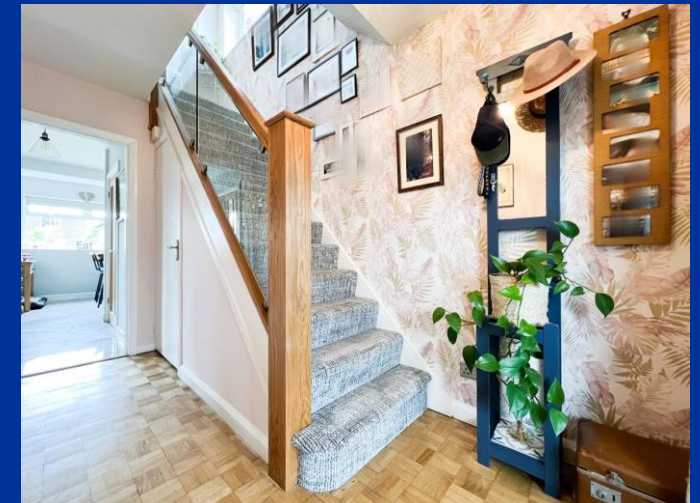
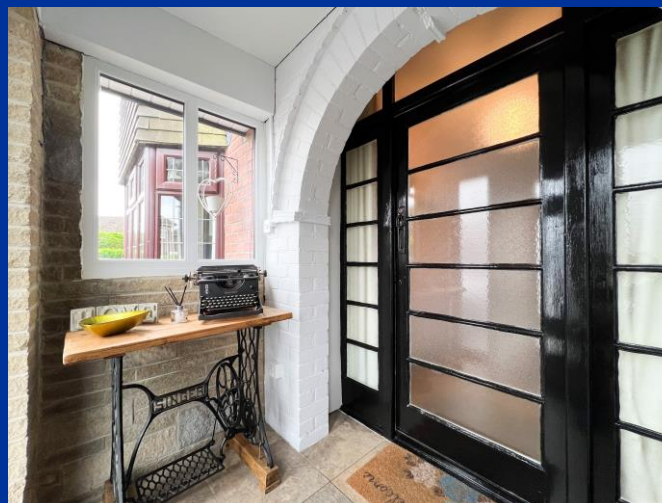
Beyond the kitchen is the family room / fourth bedroom. French doors to the garden make this a versatile reception room and the shower room off makes it the perfect space for a bedroom either for guests or a family member.

To the first floor are three well proportioned bedrooms and a family bathroom housing a contemporary suite with a double ended bath, shower enclosure, vanity wash hand basin and low level WC.

Externally to the frontage is a driveway with further parking in the 14ft integral garage. The impressive, metal sliding gate provides the perfect finishing touch to this area.

To the rear is an enclosed garden that is mainly laid to lawn with three patio areas for all the family to enjoy!

A viewing is highly recommended to appreciate this home's extended ground floor, designer kitchen and bathroom, along with the versatile living space.



Ground Floor

Porch 7' 8" x 3' 9" (2.33m x 1.15m)

Composite double glazed door to the frontage, 2 x UPVC double glazed sidelight windows to the frontage, UPVC double glazed window to the side.

Hallway 12' 1" x 6' 4" (3.69m x 1.92m)

Max measurement

Original wood glazed front door to the frontage, original wood glazed side light windows to the frontage, original parquet flooring, stairs to the first floor, oak banister, glass balustrade, under stairs storage, radiator.

Living / Dining Room 23' 6" x 11' 6" (7.17m x 3.51m)

Max measurement

UPVC double glazed bay window to the frontage, original parquet flooring, multi fuel burner, stone hearth, wood mantel, radiator, UPVC double glazed patio doors to the rear, oak glazed double doors to the kitchen.

Kitchen/Breakfast Room 15' 5" x 15' 1" (4.71m x 4.60m)

Max measurement

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, anthracite vertical designer radiator, island with ceramic undermount sink, chrome mixer tap, Bosch integral dishwasher, Quartz worktops, oak breakfast bar, range of units to the base and eye level, Neff induction ceramic hob, extractor hood, Neff electric fan assisted double oven, inset ceiling spotlights, pendant lights over the unit.

WC

Low level WC, vanity wash hand basin, chrome mixer tap, wood glazed window to the side aspect (onto utility room) , extractor fan.

Utility Room 7' 10" x 7' 5" (2.40m x 2.26m)

Wood glazed window to the side aspect, worktop with stainless steel sink, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for fridge freezer, inset ceiling spotlights, pedestrian door to the garage, wall mounted Worcester combi boiler.

Garage 14' 3" x 7' 10" (4.34m x 2.40m)

Wood glazed window to the side aspect, power and light, electric up-and-over door.

Rear hall 8' 9" x 3' 6" (2.66m x 1.06m)

Composite double glazed door to the side aspect, radiator, space for an American style fridge freezer.

Family Room / Bedroom 4 16' 3" x 8' 5" (4.96m x 2.57m)

UPVC double glazed French doors to the side aspect, inset ceiling spotlights, radiator, loft access.

Shower Room 8' 4" x 3' 10" (2.55m x 1.18m)

UPVC double glazed window to the rear, shower enclosure, rainfall shower head, chrome wall mounted mixer taps, pedestal wash hand basin, chrome mixer tap, chrome ladder radiator, extractor fan.

First Floor

Landing 8' 6" x 7' 5" (2.58m x 2.26m)

Max measurement

UPVC double glazed window to the side aspect, oak banister, glass balustrade, loft access.

Bedroom One 15' 1" x 11' 8" (4.60m x 3.55m)

Max measurement

UPVC double glazed bay window to the frontage, radiator.

Bedroom Two 10' 8" x 10' 6" (3.24m x 3.19m)

UPVC double glazed window to the rear, radiator.

Bedroom Three

UPVC double glazed window to the frontage, radiator.

Bathroom 7' 5" x 6' 5" (2.27m x 1.96m)

UPVC double glazed window to the rear, double ended bath, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, quadrant shower enclosure rainfall shower head, hand held shower attachment, chrome wall mounted taps, chrome vertical designer radiator, fully tiled.

Externally

To the frontage, tarmacadam drive, area laid to gravel, hedge and wall boundary, sliding gate. To the rear, area laid to lawn, well stocked borders, mature trees, hedge and fence boundaries, 3 x concrete patio areas.



Note:

Council Tax Band: D

EPC Rating: TBC

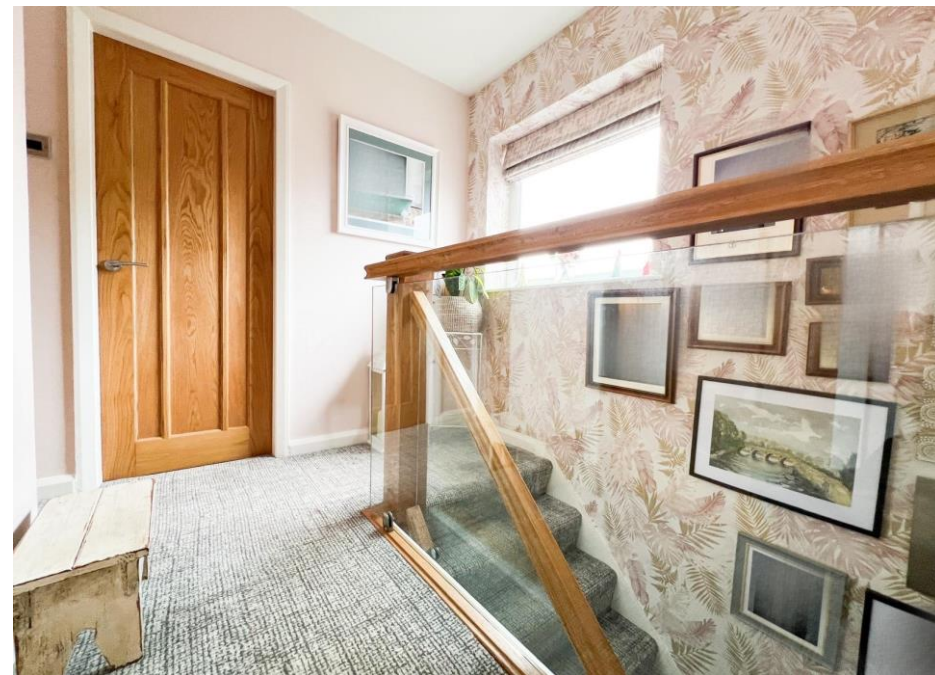
Tenure: Believed to be Freehold











Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through the villages of Leekbrook, Cheddleton and Wetley Rocks and just prior to reaching the Cellarhead crossroads take the right hand turn into Heath Avenue. Follow this road taking the first left hand turn into Wetley Avenue, where the property is situated at right side, identifiable by Whittaker & Biggs 'For Sale' board.

Situation

This home is situated in the popular residential area of Cellarhead, 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.

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**Whittaker
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