



Whittaker  
& Biggs  
FOR SALE 01538 372006  
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Armshead Road, Werrington, ST9 0EL.  
Offers in the Region Of £180,000

Est. 1930  
**Whittaker  
& Biggs**

## Armshead Road, Werrington, ST9 0EL.

A three bedroom semi detached property, situated on the highly sought after Armshead Road in Werrington, Staffordshire Moorlands with delightful far reaching views to the frontage over neighbouring countryside. The semi rural property boasts an impressive 19.5ft living room, fully fitted kitchen, car port, garage and boasts an abundance of potential. The home is offered to the market with no upwards chain and is an ideal growing family residence.

Accommodation within comprises of a UPVC double glazed porch opening to the hallway with staircase to the first floor. The spacious living room has a feature gas fireplace and patio doors opening to the rear garden, creating ideal indoor / outdoor living. The kitchen offers units to the base and eye level, four ring gas hob, electric oven, composite sink with drainer, plumbing for a washing machine, under stair storage cupboard and UPVC double glazed door to the side elevation.

To the first floor are two well proportioned bedrooms and further bedroom / home office plus family bathroom suite having a panelled bath with shower over, low level and pedestal wash hand basin. The loft is accessed via the landing, a useful space being boarded with light and Velux style window.

Externally the property is approached via a block paved driveway providing ample off road parking and leads to the car port and detached garage. The rear garden is mainly laid to lawn with a stone flagged patio and hedged boundaries.

Would prove suitable for a young family or professional couple. Internal viewing is Essential to be fully appreciated.

### Situation

This family 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.



### **Porch**

UPVC double glazed door and windows to the front elevation.

### **Hallway**

Staircase to the first floor, under stair storage cupboard, radiator, hard wood flooring.

### **Living Room / Dining Room** 19' 8" x 10' 6" (6m x 3.2m)

UPVC double glazed window to the front elevation, UPVC double glazed patio doors and windows to the rear elevation, radiator, gas fireplace set in marble, cornicing.

### **Kitchen** 11' 6" x 10' 6" (3.50m x 3.20m)

UPVC double glazed window to the rear elevation, UPVC double door to the side elevation, units to the base and eye level, radiator, under stair storage cupboard, units to the base and eye level, four ring gas hob, extractor fan, electric oven / grill, composite sink with drainer, plumbing for a washing machine, cornicing.

### **First Floor**

#### **Landing**

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

#### **Bedroom One** 11' 2" x 10' 6" (3.40m x 3.20m)

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

#### **Bedroom Two** 9' 6" x 10' 6" (2.9m x 3.2m)

UPVC double glazed window the rear elevation, radiator, cornicing.

#### **Bedroom Three / Box Room** 4' 7" x 6' 3" (1.4m x 1.9m)

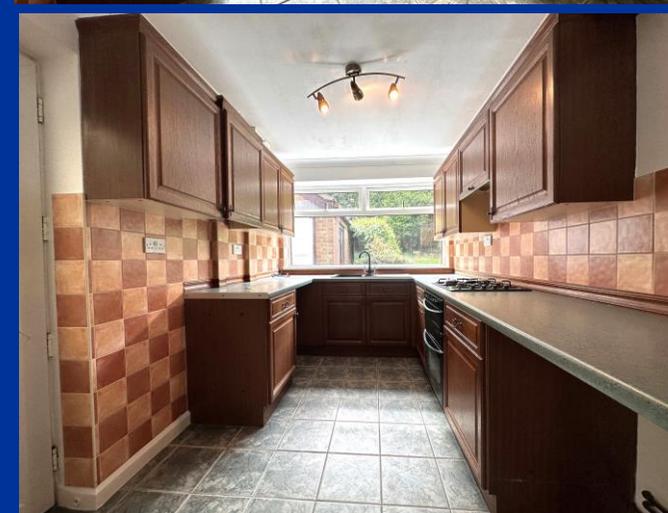
UPVC double glazed window the front elevation, radiator, cornicing.

### **Bathroom**

UPVC double glazed window the side elevation, radiator, panelled bath with shower over, low level WC, pedestal wash hand basin, pedestal wash hand basin, storage cupboard.

### **Externally**

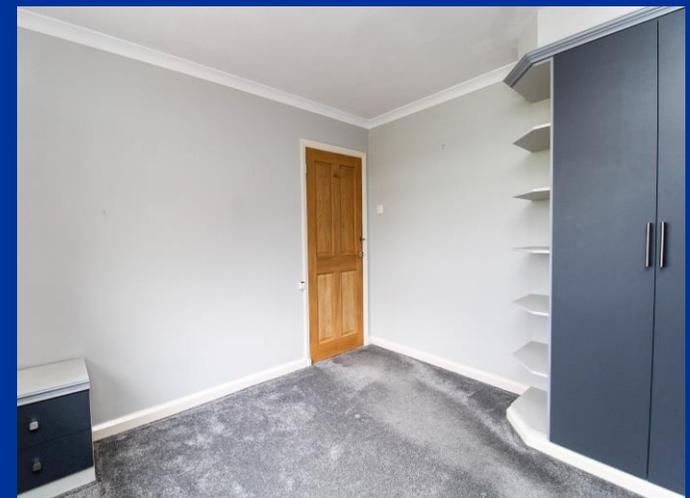
To the front, block paved driveway, area laid to lawn, stone flagged walkaway. To the side, car port. To the rear, stone flagged patio, area laid to lawn, hedged boundaries.



Note:  
Council Tax Band: C

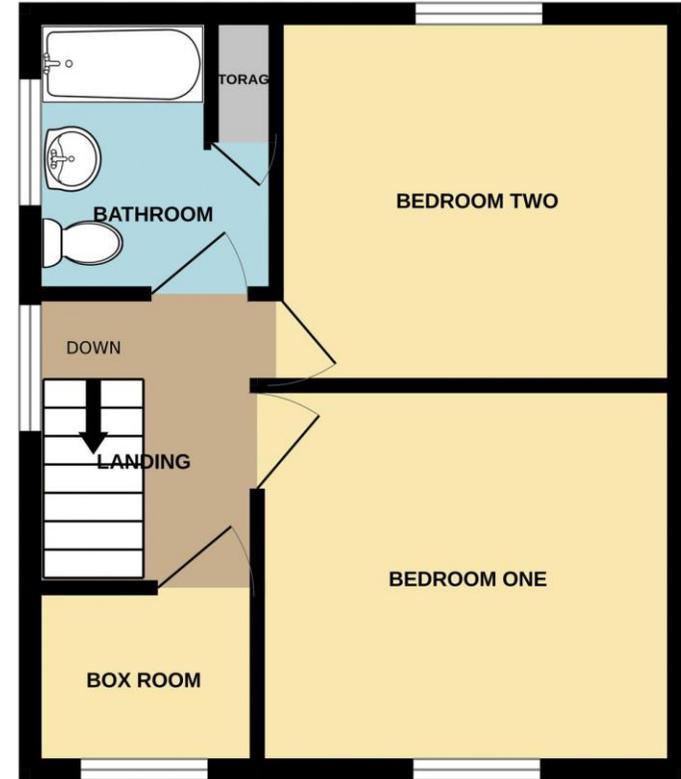
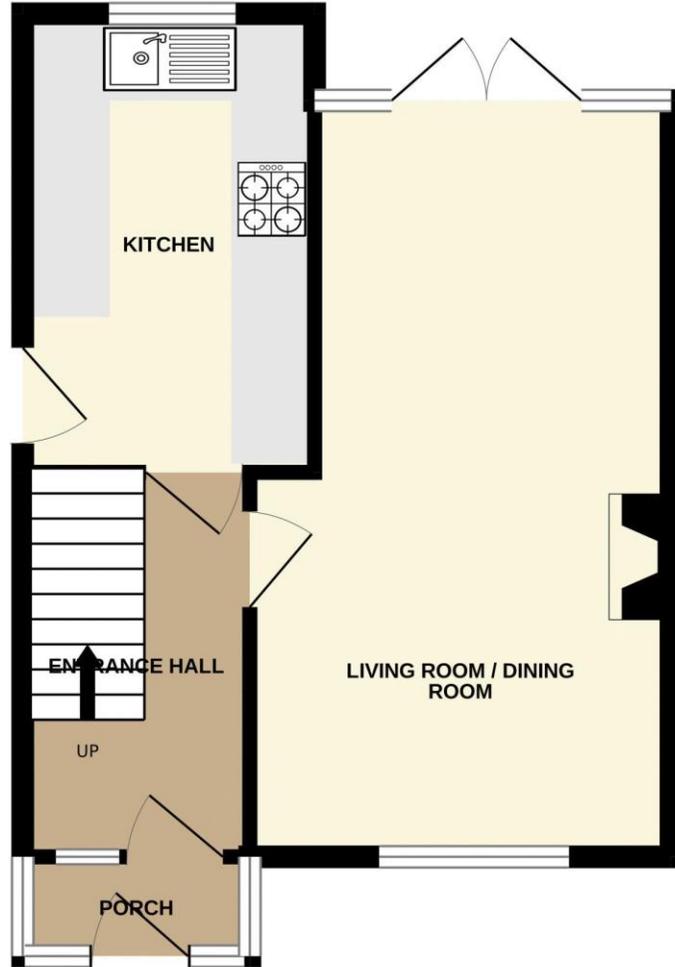
EPC Rating: E

Tenure: believed to be Freehold









## Directions

From our Derby Street, Leek offices proceed along Haywood Street and turn left at the traffic lights on to the A520 Cheddleton Road. Follow this road for approximately six miles passing through the villages on Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellarhead turn right on to the A52 Cellarhead Road. Follow this road for approximately half a mile taking the third turning right into Rownall Road and immediately left into Armshead Road. Continue along this road where the property is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

**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.

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