



Stonehouse Road, Werrington, ST9 0JX.  
Offer £249,000

Est. 1930  
**Whittaker  
& Biggs**

# Stonehouse Road,

Werrington, ST9 0JX.

This beautifully finished, semi-detached property is located within a popular residential area and features two reception rooms, separate dining room, large utility room, contemporary bathroom and a huge rear garden. The property is entered through a composite door, complete with T-bar inline pull handle, into the hallway which houses the glass balustrade staircase to the first floor.

To the right of the stairs there are two bright and airy reception rooms with the rear living room benefitting from French doors that lead to the patio area. A separate dining room is adjacent to the living room and has a panelled wall.

Beyond the dining room is the kitchen followed by the spacious utility room provides access to both the rear garden and the garage.

Moving to the first floor, there are three well-proportioned bedrooms and a family bathroom. Bedroom two is currently being used as a dressing room and has built in panelled wardrobes. Bedroom one has built in vanity shelf and bedroom three has a panelled wall.

The contemporary bathroom has a L-shaped bath with drencher shower, vanity wash hand basin and a designer horizontal mirror column radiator.

Externally the rear garden is of an extensive size, has a flagged patio area and is mainly laid to lawn. A wooden pergola is positioned next to the French doors from the living room.

To the frontage is a tarmacadam driveway along with a gravelled area suitable for parking three cars.

The windows and radiators have recently been replaced as well as the utility extension roof being replaced with rubber.

A viewing is highly recommended to appreciate this home's beautiful finish, versatile living space and large garden.



## Ground Floor

### Hallway

Composite door, sidelight windows, tiled floor, radiator, under stairs storage cupboard, stairs to the first floor, glass balustrade.

**Sitting Room** 11' 10" x 11' 10" (3.6m x 3.6m) Max measurement

UPVC double glazed window to the frontage, radiator, oak style glazed door.

**Living Room** 13' 1" x 12' 2" (4.0m x 3.7m)

UPVC double glazed French doors to the rear, radiator, inset ceiling spotlights, oak style glazed door.

**Dining Room** 7' 10" x 6' 7" (2.4m x 2.0m)

Panelled wall, radiator, tiled floor, inset ceiling spotlights, oak style glazed door.

**Kitchen** 9' 2" x 8' 10" (2.8m x 2.7m)

UPVC double glazed window to the rear, range of units to the base and eye level, quartz style worktops, stainless sink, chrome taps, space for a freestanding cooker.

**Utility room** 9' 6" x 7' 10" (2.9m x 2.4m)

UPVC double glazed window to the rear, UPVC double glazed door to the rear, stainless steel sink, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, radiator, access to the garage,

## First Floor

### Landing

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

**Bathroom** 7' 10" x 6' 11" (2.4m x 2.1m) Max measurement

UPVC double glazed window to the rear, fully tiled, storage cupboard, L-shaped bath, chrome waterfall tap, glass shower screen, chrome drencher shower head, chrome hand held shower attachment, chrome wall mounted taps, vanity wash hand basin, chrome waterfall tap, low level WC, extractor fan, vertical mirror column designer radiator.

**Bedroom One** 13' 1" x 12' 2" (4.0m x 3.7m)

UPVC double glazed window to the rear, radiator, built in vanity shelf.

**Bedroom Two** 12' 2" x 11' 2" (3.7m x 3.4m)

UPVC double glazed window to the frontage, built in sliding door wardrobes, radiator.

**Bedroom Three** 8' 10" x 7' 3" (2.7m x 2.2m)

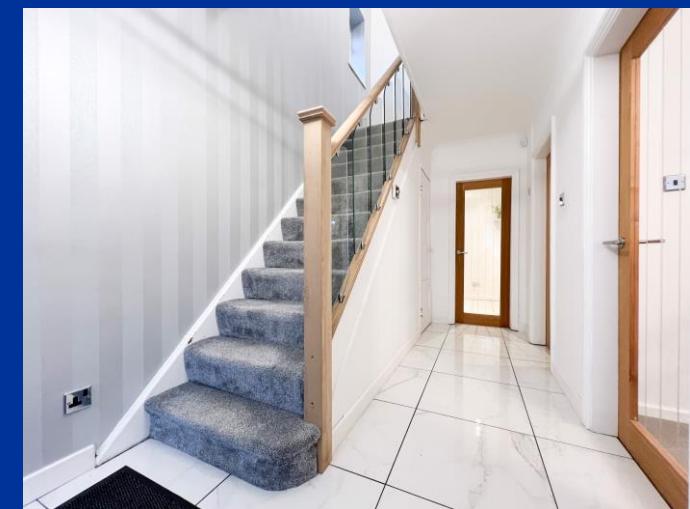
UPVC double glazed window to the frontage, panelled wall, radiator.

### Externally

To the rear, flagged patio, area laid to lawn, fenced boundary, hedge boundary, wood pergola. To the frontage, tarmacadam drive, gravelled area, walled boundary.

### Garage

Up and over door, power, light, Glow Worm boiler.



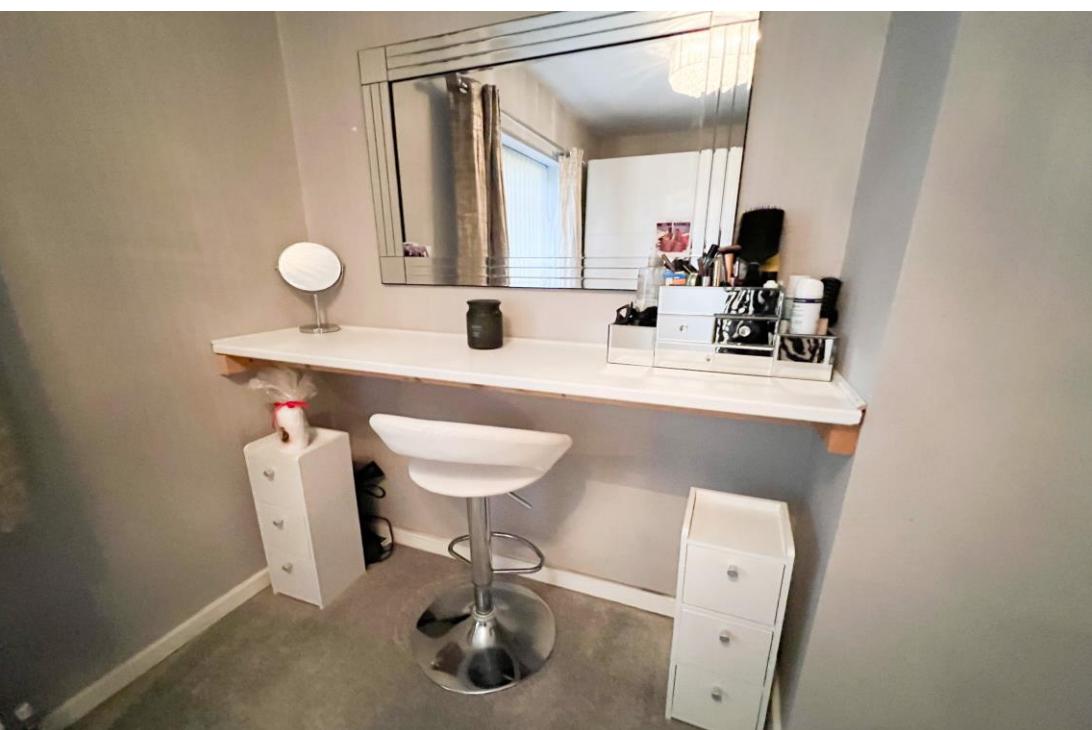
Note:

Council Tax Band: B

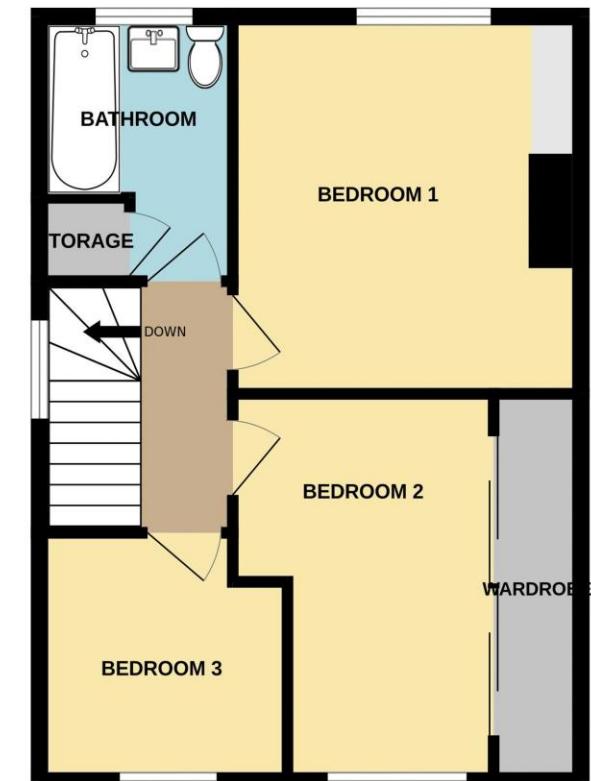
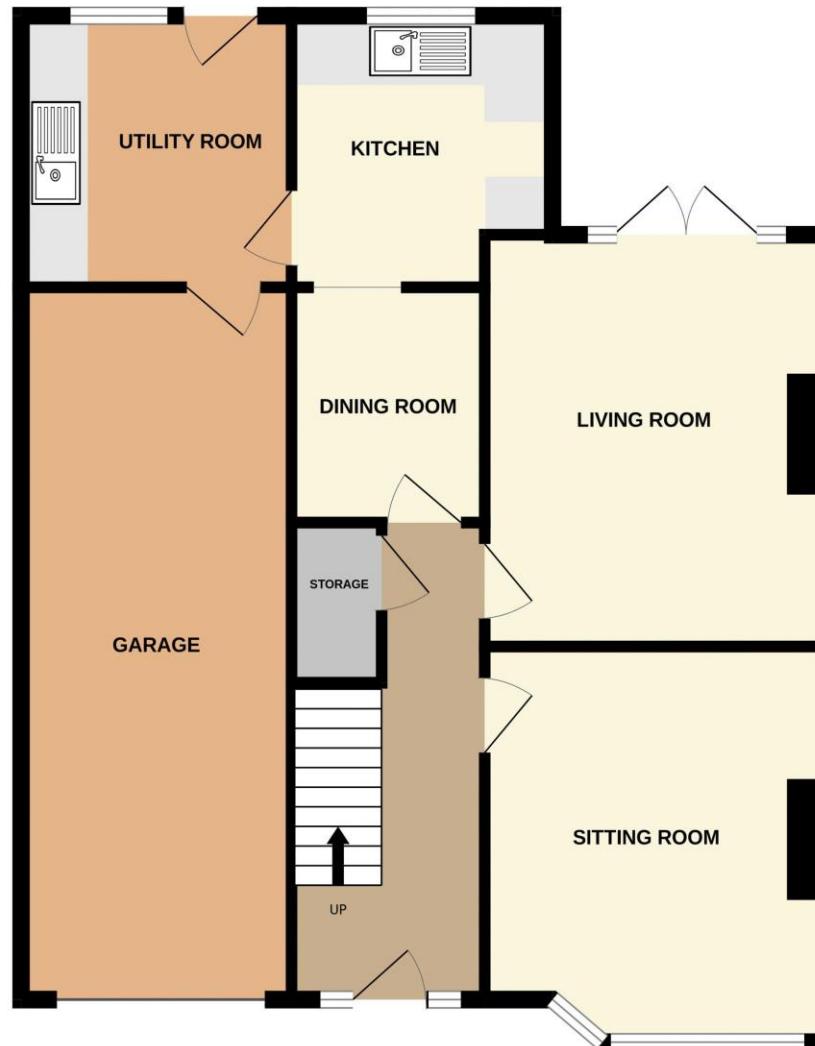
EPC Rating: D

Tenure: believed to be Freehold









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 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, upon reaching the crossroads at Cellarhead turn right, signposted Werrington. Follow this road for approximately one mile and after passing The Red Cow public house on the left hand side take the right hand turning into Washerwall lane, then take the next right turning onto Stonehouse Road where the property can be found on the right hand side.

## 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.

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