



Irvine Road, Werrington, ST9 0DR.
Offers in the Region Of £150,000

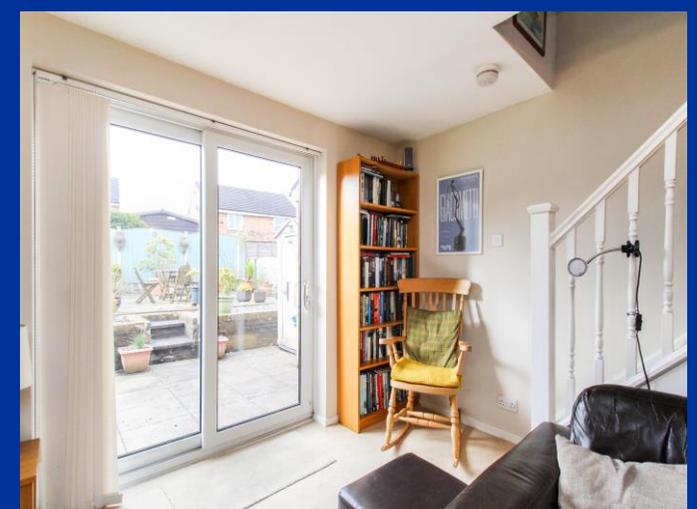
Est. 1930
**Whittaker
& Biggs**

Irvine Road, Werrington, ST9 0DR.

This two bedroom semi detached home is ideal for a first time buyer or buy to let investment. The property has spacious accommodation inside and a low maintenance front and rear garden. You are welcomed into the home via the hallway and into the kitchen offering a range of units to the base and eye level, electric cooker point, extractor fan, stainless steel sink and space for a free standing fridge freezer. The homes living/dining room features include electric fire, sliding door opening to the rear plus plenty of room for dining and living furniture. To the first floor of the property situates a storage cupboard, two bedrooms with bedroom one offering fitted wardrobes and side tables. The fitted bathroom has a panel bathtub, shower over, WC and pedestal wash hand basin. The home is warmed with gas central heating and has uPVC double glazing throughout. Externally the home offers a tarmac driveway to the frontage plus an area laid to lawn in addition to access to the garage with up and over door with power and light connected. To the rear has recently been landscaped to make a low maintenance garden with stone slab patio, stone chippings and fenced boundaries. A viewing is highly recommended.

Situation

This home is situated in a sought after residential location, which provides easy commuting to The Potteries, Motorway Network and various local towns and amenities.



Porch 4' 2" x 3' 7" (1.27m x 1.08m)

Upvc double glazed door to the front elevation.

Hallway

Radiator, cornicing.

Kitchen 8' 6" x 7' 10" (2.58m x 2.39m)

UPVC double glazed window to the front elevation, good range of units to the base and eye level, electric cooker, extractor fan, space for a standing fridge freezer, integral dishwasher, integral washing machine, tiled splash back, stainless steel sink, chrome mixer tap.

Living/ Dining Room 16' 0" x 11' 10" (4.87m x 3.60m)

UPVC double glazed sliding door to the rear elevation, radiator, electric fire, stairs to the first floor.

First Floor

Landing

Loft access, storage cupboard.

Bathroom 8' 2" x 5' 0" (2.49m x 1.52m)

UPVC double glazed window to the front elevation, panel bathtub, electric shower over, pedestal wash hand basin, lower level WC, chrome ladder radiator.

Bedroom One 16' 0" x 9' 10" (4.87m x 3m)

UPVC double glazed window to the rear elevation, fitted wardrobes, fitted side tables, radiator.

Bedroom Two 11' 8" x 6' 8" (3.56m x 2.03m)

UPVC double glazed window to the rear elevation, fitted wardrobe, radiator.

Garage

Up and over door, water tap, wooden door to the side elevation, power and light connected.

Externally

To the front, area laid to lawn, tarmacadam driveway, storage shed, access to the rear. To the rear, stone slab patio, fenced boundaries, area laid to stone chippings.

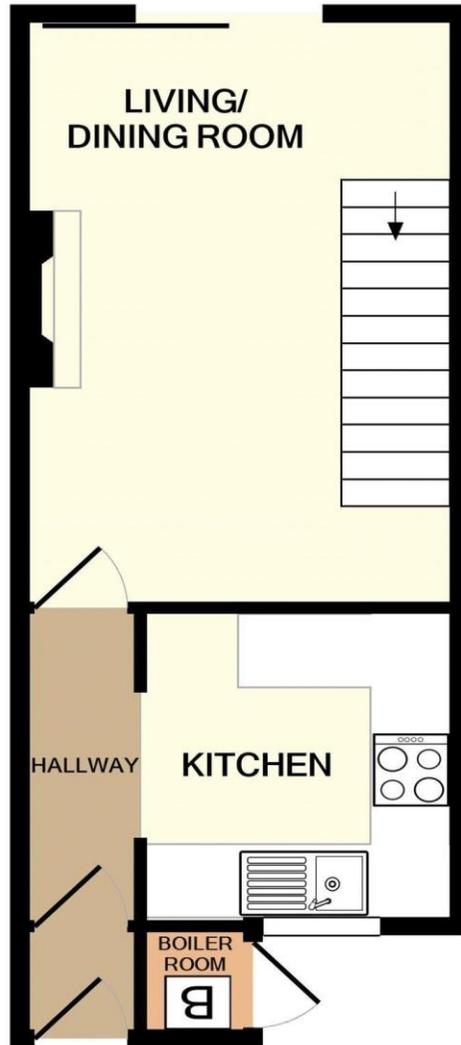


Note:
Council Tax Band: B

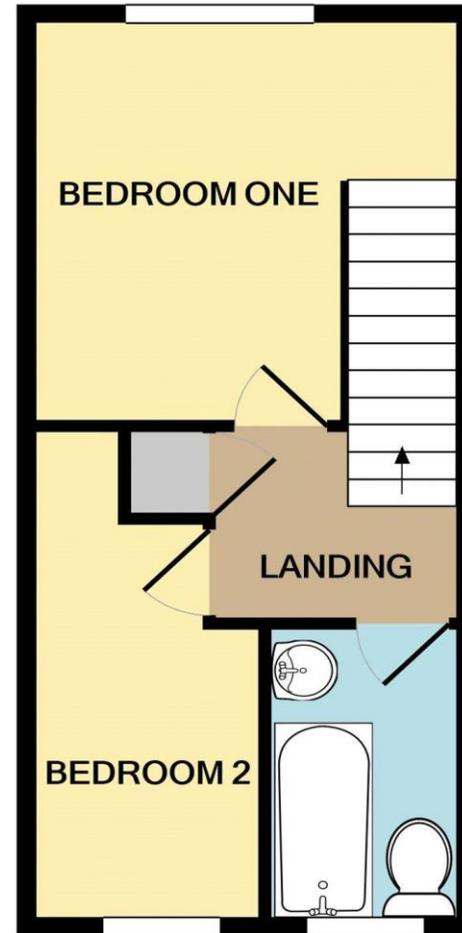
EPC Rating:

Tenure: believed to be Freehold





GROUND FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 267 SQ.FT.
(24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 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



Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing through the villages of Cheddleton and Wetley Rocks and upon reaching Cellarhead crossroads turn right signposted Werrington, follow this road for approximately 1 mile and after passing the Red Cow public house on the left hand side, take the third turning right into Oakmount Road, follow this road taking the second turning right into Irvine Road, where the property is then situated on the right hand side, clearly identified by 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.

45-49 Derby Street
Leek
Staffordshire
ST13 6HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**