



Philip Lane, Werrington, Stoke-On-Trent, ST9 0ER.  
Offers In The Region Of £225,000

Whittaker Est. 1930  
& Biggs

# Philip Lane, Werrington, Stoke-On-Trent, ST9 0ER.

This three-bedroom semi-detached home is located on a quiet cul de sac location and is nestled on an impressive plot, with a driveway that continues from the front, side and to the rear, with a detached garage. Located to the rear of the property is an open plan 17ft kitchen/dining room with a living room located to the frontage. Three well proportioned bedrooms are located to the first floor, which are serviced via the family bathroom.

You're welcomed into the property via the entrance porch, through to the hallway. A useful understairs store is located within the hallway and houses the Worcester gas fired boiler. The open plan kitchen/dining room has a good range of fitted units to the base and eye level, breakfast bar, integral fridge, freezer, cupboard housing the washing machine, gas hob, extractor, gas cooker, ample room for a dining table and chairs, with patio doors leading out onto the rear garden. The living room incorporates a living flame gas fire, set within a stone style hearth with wood mantle over.

To the first floor are three bedrooms, with bedroom one having fitted wardrobes, overhead storage with bedroom two and three also having a fitted cupboard. The bathroom is well equipped comprising of a panel bath, built in cistern and vanity unit.

Externally to the frontage is a tarmacadam driveway, area laid to lawn with well stocked borders and hedged boundary. A gated access to the side provides a continuation of the tarmacadam driveway to the rear, where a detached garage is located with up and over door, pedestrian access to the side, window and useful carport with further vehicle parking. The rear garden includes a patio, well stocked borders, laid to lawn with hedged boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, plot and further potential.

## 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.



### Entrance Porch

UPVC double glazed door to the front elevation, UPVC double glazed windows to the front and side elevations.

### Entrance Hallway

UPVC double glazed door and window to the front elevation, staircase to the first floor, radiator, understairs storage cupboard incorporating Worcester gas fired boiler.

### Kitchen/Dining Room 18' 0" x 17' 3" (5.48m x 5.25m)

Breakfast bar, range of fitted units to the base and eye level, sink with drainer and mixer tap, UPVC double glazed window to the side elevation, two UPVC double glazed windows to the rear elevation, UPVC double glazed patio door to the rear elevation, radiator, stainless steel four ring gas hob with extractor fan above, gas grill and oven, tiled splashbacks, plumbing for washing machine, integral fridge and freezer, wood effect worksurfaces.

### Living Room 12' 8" x 10' 4" (3.86m x 3.14m)

UPVC double glazed window to the front elevation, built in living flame gas fire set on brick surround and wall mantle, wall lights.

### First Floor

#### Landing

Loft access, UPVC double glazed window to the side elevation.

### Bedroom One 12' 8" x 10' 5" (3.87m x 3.17m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes, overhead storage.

### Bedroom Two 10' 11" x 10' 6" (3.32m x 3.20m)

Radiator, UPVC double glazed window to the rear elevation, built in storage with shelving.

### Bathroom 7' 1" x 6' 4" (2.16m x 1.94m)

P-shaped shower/bath with chrome mixer tap, built in cistern, vanity wash hand basin with storage beneath, chrome heated ladder radiator, UPVC double glazed window to the rear elevation, tiled, inset downlights, extractor fan.

### Bedroom Three 9' 9" x 6' 5" (2.98m x 1.96m)

Radiator, UPVC double glazed window to the front elevation, built in wardrobe.

### Externally

Externally to the front is a tarmacadam driveway, area laid to lawn, hedged boundaries, well stocked borders, gated access to the side. To the side, fenced boundary, continuation of the driveway to the Garage. To the rear, carport which is fully paved, area laid to lawn, hedged boundaries, well stocked borders, outside water tap, paved patio.

### Garage

Up and over door, pedestrian access to the side elevation, wood glazed window to the side elevation.



Note:  
Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold



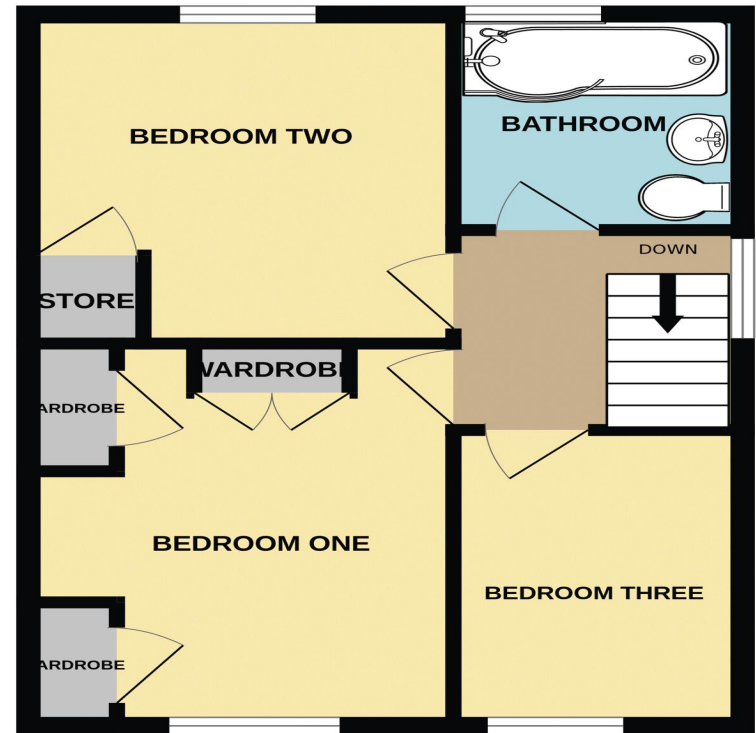




GROUND FLOOR



FIRST FLOOR



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