



Moorland Avenue, Werrington, ST9 0EQ.
Offers in the Region Of £215,000

Whittaker
& Biggs
Est. 1930

Moorland Avenue, Werrington, ST9 0EQ.

A three bedroom semi detached property situated in the ever popular village the property offers two reception rooms, large integral garage, modern kitchen and great family sized garden to the rear.

In brief to the ground floor is a porch, hallway, living room with electric fire, bay window to the frontage and access to the dining room. The dining room offers a sliding room opening to the rear patio creating great indoor-outdoor living. The kitchen comprises of a range of fitted units to the base and eye level, gas range cooker, integral fridge/freezer, composite sink, plumbing for a washing machine and entry into the garage having light and power connected.

To the first floor are two double bedrooms and a further single bedroom along with a family bathroom offering a panelled bath with shower over, WC and pedestal wash hand basin.

Externally to the frontage is a block paved driveway and to the rear is mainly laid to lawn with a stone slab patio having fenced boundaries with matures plants and shrubs.

A viewing comes highly recommended.

Situation

This family home is situated in the popular residential area of Werrington and is well placed for commuting to Leek, Cheddle 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

Radiator, stairs to the first floor, under stair storage cupboard.

Living Room 15' 5" x 11' 6" (4.69m x 3.51m)

UPVC double glazed bay window to the front elevation, gas fire, radiator.

Dining Room 11' 3" x 9' 11" (3.42m x 3.02m)

UPVC double glazed sliding door to the rear side elevation, radiator.

Kitchen 7' 5" x 7' 9" (2.25m x 2.35m)

UPVC double glazed window to the rear elevation, units to the base and eye level, Belling range dual cooker, Range Master extractor fan, composite one and a half sink with drainer, plumbing for a washing machine, integral fridge/freezer.

First Floor

Landing

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

Bedroom One 10' 4" x 11' 6" (3.14m x 3.50m)

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

Bedroom Two 9' 5" x 10' 0" (2.86m x 3.05m)

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

Bedroom Three 9' 0" x 6' 3" (2.74m x 1.91m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

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

Integral Garage 21' 7" x 8' 5" (6.57m x 2.57m)

Up and over door to the front elevation, UPVC double glazed door to the rear elevation, light and power connected.

Externally

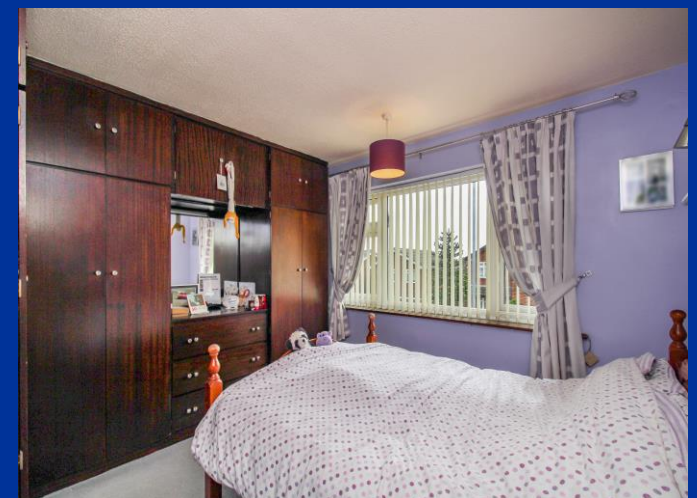
To the front, block paved driveway, brick walled boundaries. To the rear, mainly laid to lawn, stone slab patio, fenced boundaries, mature trees, plants and shrubs.



Note:
Council Tax Band: C

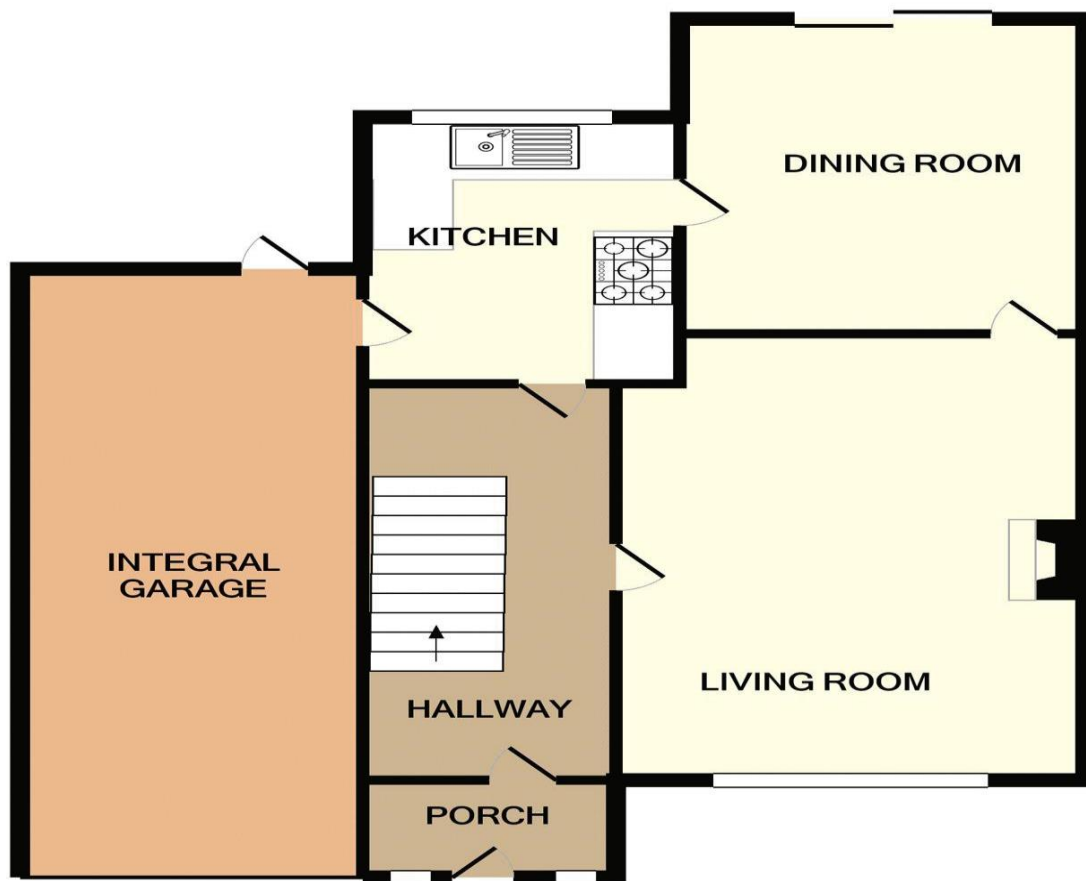
EPC Rating: TBC

Tenure: believed to be Freehold

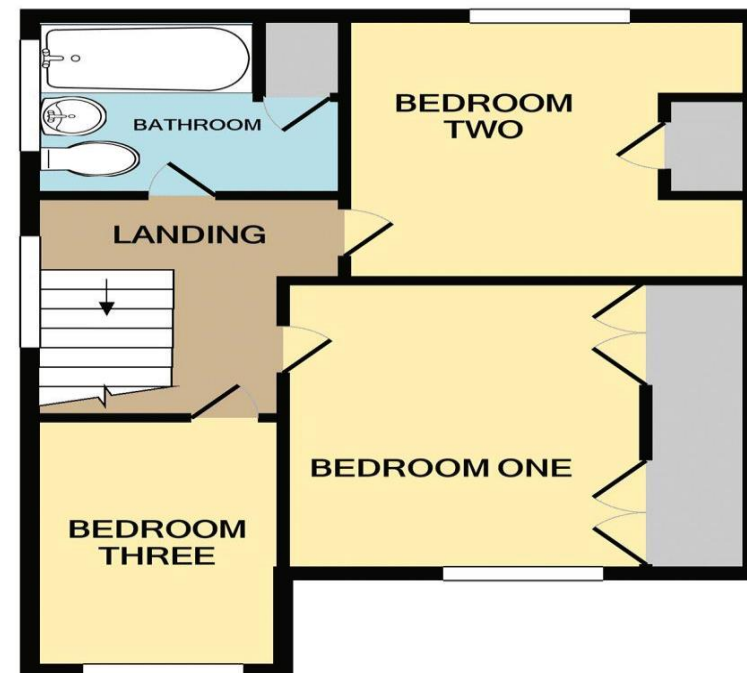








GROUND FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(60.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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

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Directions

From our Derby Street, Leek offices proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the villages of Cheddleton and Wetley Rocks and upon reaching the Cellarhead crossroads turn right signposted Werrington. Follow this road taking the second turning right into Rownall Road then turn left on to Moorland Avenue where the property is situated on the right hand side.

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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